

January 20, 2019

R03-19-A-009

Felicia Fred  
[Fred.Felicia@epa.gov](mailto:Fred.Felicia@epa.gov)  
1650 Arch St.  
Mail Code 3HS51  
Philadelphia, PA. 19103

Dear Ms. Fred:

This is to serve as the cover letter to our application for funding from the U.S. Environmental Protection Agency's Community Wide Assessment Grant.

1) Applicant Identification: North Side Industrial Development Company, Inc.

2) Funding Requested:

- a. Assessment Grant Type: Coalition
- b. Federal Funds Requested: \$600,000
- c. Contamination: Hazardous Substances; \$450,000  
Petroleum: \$150,000

3) Location:

Allegheny County, PA.  
City of Pittsburgh, PA.  
Duquesne, PA

4) Property Information for Site-Specific Proposals – not applicable

5) Contacts

- i) Project Director  
Juan Garret  
412-322-3523  
[jg@riversidecenterforinnovation.com](mailto:jg@riversidecenterforinnovation.com)  
700 River Ave.  
Pittsburgh, PA. 15212
- ii) Chief Executive/Highest Ranking Elected Official  
Juan Garrett

6) Population

- i) Allegheny County, PA. – 1,232,000  
City of Pittsburgh, PA. - 305,704  
Duquesne, PA - 5,544

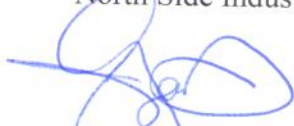
7) Other Factors – Attached.

- Community population is 10,000 or less – see Duquesne, PA. & others. Page 1.
- Priority Sites are adjacent to the body of water– see Sites 2, 4, 19, 20. Page 1 & 2.
- Priority Site is impacted by mine-scarred land – see Site 22. Page 2.
- Priority Site will facilitate renewable energy – see Site 22. Pages 2 & 3.
- 30% or more of project budget spent on eligible reuse planning – See Pages 3, 5, 7, &8.

8) Letter from the State or Tribal Environmental Authority – Attached.

Thank you for your consideration.

Sincerely,  
North Side Industrial Development Company



Juan Garrett,  
Executive Director



**pennsylvania**

DEPARTMENT OF ENVIRONMENTAL  
PROTECTION

January 17, 2019

Mr. Juan Garrett  
President  
North Side Industrial Development Company  
700 River Avenue  
Pittsburgh, PA 15212

RE: USEPA Brownfields Assessment Proposal | State Letter of Acknowledgement  
North Side Industrial Development Company  
Allegheny County, Pennsylvania

Dear Mr. Garrett:

The Pennsylvania Department of Environmental Protection (DEP) is pleased to support your efforts to redevelop brownfield properties in your community. Returning such environmentally challenged and underutilized land and buildings to productive use improves our environment, safeguards our residents, and helps boost Pennsylvania's economy.

The DEP supports the North Side Industrial Development Company's (NSIDC) application for a U.S. Environmental Protection Agency Community-wide Assessment Grant in the amount of \$600,000. NSIDC is submitting the application as part of a coalition that includes the Urban Redevelopment Authority of Pittsburgh, Allegheny County, and the Borough of Duquesne. These funds will be used as part of a program that identifies and prioritizes Brownfield sites, conducts environmental assessments, develops clean-up plans, and carries out community involvement activities. The coalition's efforts to examine the redevelopment potential of aggregated, underutilized sites to create renewed neighborhoods and business districts in Pennsylvania is a worthwhile endeavor.

Both Central Office and Regional Office Staff in the Land Recycling Program look forward to supporting the coalition and U.S. EPA Region 3 on this project.

If you have any questions, please contact John Gross by email at [johngross@pa.gov](mailto:johngross@pa.gov) or by telephone at 717-783-7502.

Sincerely,

Troy Conrad  
Director  
Bureau Environmental Cleanups and Brownfields



# 1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

## a) Targeted Community and Brownfields.

**1(a) (i) Target Community Descriptions.** Portions of the City of Pittsburgh and Allegheny County have enjoyed the improved local and national economy of the last decade. In the City of Pittsburgh, over 6,000 new housing units have been built or renovated in the last 6 years. However, the recovery and redevelopment has not been widespread – it has been focused on several of the City’s East End neighborhoods and several suburbs. This Assessment Grant proposal is targeted to those communities that have not shared in the recovery – both in the City of Pittsburgh and the industrial river towns outside the City. It includes the City of Duquesne (a Coalition Member – population 5,544), McKees Rocks (population 6,622), McKeesport, Sharpsburg (population 3,594), and the Pittsburgh neighborhoods of Perry Hilltop, Hill District, Manchester, and Hazelwood. These communities are all located in the newly designated Federal Opportunity Zones. Our other Coalition Members are the Urban Redevelopment Authority of Pittsburgh (“URA”), and the Redevelopment Authority of Allegheny County (“RAAC”). Duquesne as well as our targeted communities suffers disproportionately from unemployment and poverty compared to Allegheny County, the State, and the U.S, as indicated below:

	Duquesne & Targeted Areas	Allegheny County	PA	US
<b>Unemployment 2</b>	19.2%	4.1%	4.1%	3.9%
<b>Poverty Rate 1</b>	30.9%	12.5%	13.1%	14.6%
<b>Percent Minority 1</b>	39.5%	19.7%	18.9%	27.0%
<b>Median Household Income 1</b>	\$29,139	\$56,333	\$56,951	\$59,652
1 - Data are from the U.S.Census American Community Survey – 2017, available at <a href="http://www.factfinder 2.census.gov/">www.factfinder 2.census.gov/</a>				
2 - State/Cty. Data from the PA. Ctr. Workforce Info. at <a href="http://www.dli.state.pa.us/">www.dli.state.pa.us/</a> . Fed data from B. Labor Stat. at <a href="http://www.bls.gov">www.bls.gov</a>				

This Assessment Grant will assist with redeveloping properties according the priorities of the targeted area. In some neighborhoods, the need is for affordable housing; in others business district revitalization, in others larger-scale job creation, and in others recreational opportunities.

## 1(a)(ii) Description of Priority Brownfield Sites.

	Site	Acres	Neighborhood	Immediate Neighbors	Reuse-See Page 3
1	5+ vacant commercial	4	Duquesne	Low-mod residential	Business District
2	3 riverfront properties	25	Duquesne	Monongahela River	Recreational
3	6+ vacant 5th Ave.comm.	10	McKeesport	Low-mod residential	Business District
4	4+ riverfront properties	5	McKeesport	Youghiogheny River	Recreational
5	700 Herron Ave.	1	Hill District	Low-mod residential	Business District
6	3300 Webster	1	Hill District	Low-mod residential	Business District
7	Chamber St.-vac. bldgs.	2	McKees Rocks	Low-mod residential	Mid-scale job cr.
8	101 Munson Ave.	5	McKees Rocks	Low-mod residential	Mid-scale job cr.
9	701 Chartiers	1	McKees Rocks	Low-mod residential	Business District
10	Auto Medic Property	2	Hazelwood	Low-mod residential	Business District
11	Vacant Gas Station	1	Hazelwood	Low-mod residential	Business District
12	5236 Lytle-Auto Works	2	Hazelwood	Low-mod residential	Affordable Housing



13	1414 Spring Garden	1	Manchester	Low-mod residential	Business District
14	1453 W.North Ave.	1	Manchester	Low-mod residential	Affordable Housing
15	Chateau St.-vacant land	1	Manchester	Low-mod residential	Affordable Housing
16	Lanark St. vacant housing	4	Perry Hilltop	Low-mod residential	Affordable Housing
17	Perrys. Ave – vac. comm.	3	Perry Hilltop	Low-mod residential	Business District
18	10+other vacant res. units	3	Perry Hilltop	Low-mod residential	Affordable Housing
19	PPG Glass plant	25	East Deer Twp.	Allegheny River	Large-scale job cr.
20	Former Scrap Yard	45	Sharpsburg	Allegheny River	Mix of uses
21	<i>Lexington Ave.(priority)</i>	<i>15</i>	<i>Homewood</i>	<i>Low-mod residential</i>	<i>Mix of uses.</i>
22	Former Slag Mine	400	Elizabeth	Mon. watershed	Solar Farm
<b>TOTAL</b>		<b>557</b>			

The contaminants potentially found on our inventoried sites pose threats to human health:

- **Sites 2, 4, 15, 19, 20, 21, & 22.** Except for Site 22, the sites are located within low income neighborhoods. All sites have an industrial history that could contribute to soil and groundwater contamination. Possible contaminants include heavy metals, chlorinated solvents, or volatile organic compounds. These exposures impact kidney function, lung function including asthma, brain function, infant mortality, and cause various cancers. *Site 21 is a high potential reuse site with a cluster of old warehouses with good transit access with the full mix of anticipated reuses.*
- **Sites #1, 3, 7, 8, 9, 13, 14, 16, 17, 18, & 21** are older structures with the likelihood of asbestos & lead-based paint from older building materials and coatings. These contaminants cause lung cancer & impact brain function, among other problems.
- **Sites #5, 6, 10, 11, & 12.** These former gas stations or auto repair shops are also located in low-income neighborhoods. Exposure to petroleum products impact the central nervous system, lung function, infant mortality, and cause various cancers.

#### **1 (b) Revitalization of the Targeted Area.**

##### **1. (b) (i) Redevelopment Strategy and Alignment with Redevelopment Plans.**

Our targeted neighborhoods have expressed four broad redevelopment needs, as outlined below. NSIDC will tailor the Assessment Grant efforts to each of these needs, in collaboration with the targeted neighborhood/municipality.

**Affordable Housing.** With new job creation in portions of the City of Pittsburgh, there has been renovation of housing units into higher-income apartments, displacing existing residents. Our city neighborhoods including Manchester, Perry Hilltop, Hill District, and Hazelwood are all focused on developing affordable housing to those at or under the median income.

**Local Business Districts.** In some Districts, there is little building-code ready space for small businesses to locate. As housing units become available and population stabilizes, several of our neighborhoods are promoting reinvestment in commercial buildings to create such space.

**Mid to Large Scale Job Creation.** Some of our targeted areas such as Homewood, East Deer Township and Sharpsburg have suffered larger scale facility closings (Site 21). These are sites of over 10 acres which have the ability to attract light industrial and office facilities.



**Recreational Opportunities.** The communities of Duquesne and Sharpsburg in particular have sites and plans for athletic fields, perhaps an athletic complex, and riverfront reuse as a way to attract new residents and give existing residents recreational opportunities.

**1. (b)(ii) Outcomes and Benefits of Redevelopment Strategy.** There is excitement among community real estate professionals about the New Federal Opportunity Zones. Locally and nationally, investment funds are organizing to take advantage of the tax benefits. With this Assessment Grant, we request \$180,000 for reuse planning, so that we can generate a coordinated effort to package and attract investment to properties in our Opportunity Zones. With the environmental assessment funds, we will eliminate the uncertainty of the environmental Assessment Grant, we have a “one-two” punch that reduces the environmental risk and develops Reuse Plans that systematically attracts investment. Projected economic benefits include:

- **Affordable Housing - Sites 12, 14, 15, 16, & 18.** The City of Pittsburgh has created an Affordable Housing Fund with proceeds of an increase in the Deed Transfer tax. This Assessment Grant will assist Community Based Organizations in leveraging \$18+ million of investment and creating 100 affordable housing units on the sites identified above.
- **Commercial Business Development - Sites 1, 3, 5, 6, 9, 10, 13, & 17.** Entrepreneurs do not have code-ready sites to occupy in these neighborhoods. This Assessment Grant will enable developers to create first floor retail space and upper floor offices on 10 structures, leveraging \$5 million of investment and enabling local entrepreneurs to create jobs 120.
- **Mid-to Large Scale Job Creation - Sites 7, 8, 19, 21, & 22.** These sites become candidates for industry recruitment and we will work closely with our Coalition Partners, URA and RAAC to attract companies. Site 20 is for a manufacturing use, Site 21 is near the Universities and can attract technology companies including robotics and software. Together, these sites can attract over \$30 million of investment and create over 1,000 jobs. In addition, the owner of Site 22 is in discussions with a national solar energy developer.
- **Recreational/Greenspace Opportunities - Sites 2, 4, & 20.** Sites 2 and 4 are riverfront locations in communities with very few recreational opportunities on the water or elsewhere. Particularly in Duquesne, we are looking to develop a recreational complex near the River.

These development opportunities are then sourced into NSIDC award winning regional Minority, Veterans, and Women business training programs. NSIDC first trains these businesses and then connects qualified candidates with potential contracting opportunities such as the above.

**1. (c) Strategy for Leveraging Resources. (c) (i) Resources Needed for Site Reuse.**

Previously, NSIDC has leveraged over \$280 million of private investment and we will continue to leverage private investment with this Assessment Grant. NSIDC has already leveraged over \$600,000 (Heinz Endowment, Hillman Foundation) for the training programs just discussed. Regarding future public resources, we have an excellent relationship with the State and public officials and will leverage the following additional public resources:

Program	Uses	Amounts
State Industrial Site Reuse Program	Assessment and remediation	75%; maximum \$200,000 for assessment; \$1 Million - remediation
State Enterprise Zone	Real Estate Improvements	25% tax credit, max - \$500,000
State Business in Our Sites	Site preparation – grants and loans	100% - max \$5 Million.
Federal Opportunity Zone	Real Estate Improvements	Deferral of capital gains
Federal Economic Adjustment	Infrastructure and/or real estate imp.	50% grant



**1.(c)(ii) Use of Existing Infrastructure.** With the exception of site 22, the inventoried sites are “in-fill” sites within these existing communities. We will be able to reuse of existing infrastructure such as water, sewer, stormwater, electric, and gas. The main lines for infrastructure are intact and have capacity to absorb the new development; the laterals may just need to be upgraded to the site. This will serve to lower development costs and also provide a more efficient path to redevelopment. It also reduces our costs for Revitalization Plans, because we do not need to engage in extensive infrastructure evaluations.

## **2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT**

**2. a. Community Need.** **2. (a)(i) Community’s Need for Funding.** The Federal designation as an Opportunity Zone comes with new potential but also a stigma; these targeted neighborhoods are poor and suffering from disinvestment. As jobs have been lost in manufacturing, the populations have shrunk. Since 2000, Duquesne has lost 24% of their population, McKeesport lost 19%, and McKees Rocks lost 9%. This loss in population impacts real estate values as demand is not there to generate price increases. For example in Duquesne, the taxable property per capita is \$18,931, in McKeesport it is \$20,612. The County average is approximately \$53,000 per capita. This low tax base can only support essential services, and it does not do that very well. Local streets in these towns are not well maintained. Code enforcement officers have difficulty keeping up with problem properties. There are certainly no financial resources in these communities to address brownfield redevelopment. The State has an Industrial Site Reuse Program (ISRP), but these communities do not have the matching funds. Because of these limited financial resources, there is also no staff available to guide property owners in the redevelopment process. The URA and RAAC have staff, but they become preoccupied in areas where more robust reinvestment is occurring.

### **2. (a)(ii) Threats to Sensitive Populations.**

**2. (a) (ii) (1) Health or Welfare of Sensitive Populations.** Our inventoried sites are located within residential neighborhoods. In addition, existing manufacturing operations are also adjacent to these neighborhoods. School age children, as well as low income residents are particularly sensitive and vulnerable populations. A recent example is a fire that occurred at the USX Clairton Coke Works that crippled ovens and pollution controls. Sulfur dioxide emissions spiked above safe health standards six times, and the nearby communities including Duquesne and McKeesport, were not informed of the impact on air quality until two weeks later. In the meantime, visits to the emergency rooms increased for asthma and other respiratory problems. USX has paid fines totaling more than \$5 million under County enforcement actions since 2007.

Many of these Opportunity Zone neighborhoods are now a food desert, with no fresh produce or meats available. Because of lack of access, diets suffer, which leads to problems of obesity among others. Though our development strategy discussed above, we plan to attract local food entrepreneurs in the vacant storefronts identified.

### **2. (a) (ii) (2) Greater Than Normal Incidence of Disease and Adverse Health Conditions.**



Allegheny County in general experiences higher rates of disease than the general population and our targeted communities fare even worse:

- Allegheny County experienced higher rates of cancer compared to a standardized norm. For males, expected cases were 17,684 and actual cases were 18,739. For females, expected cases were 18,334 and actual cases were 20,693.
- in particular, cases of cancer of the esophagus, colon and rectum, lung and bronchus, breast, urinary and bladder and thyroid were all were significantly higher than the standardized norm. These cancers can all be affected by environmental factors such as air and groundwater contamination.
- The rate of death per 100,000 is significantly higher in our targeted communities compared to the County. Specifically, it is over 40 % higher in Duquesne and McKeesport (1,161) compared to the County average (825).
- Source: PA. Department of Health – An Analysis of Cancer Incidence in Pennsylvania Counties., 2009-2015 and Allegheny County Department of Health.

## **2.(a) (ii) (3) Economic Impoverished/Disproportionately Impacted Effects of Brownfields.**

These sites in our inventory also pose other problems for these neighborhoods. They are vacant, some of them in poor upkeep. It is not just the asbestos and lead paint or other contaminants that create problems. Combine the lack of jobs and poverty with these neglected properties, and they become a haven for drug dealers and other illegal activity. According to an activist fighting drug use, “you take away their hiding places, you force them onto the street, then if the cops are looking for them, they can find them.” According to public health data from the School of Public Health at the University of Pittsburgh, working class neighborhoods are particularly susceptible to drug use, because of the hard physical labor involved with their employment. It starts with painkillers and moves on to more deadly drugs. These brownfield sites in our inventory are hiding places; we need to put them back into productive use.

As discussed, the loss in population lowers property values and the tax base. It then has a detrimental impact on the housing market and net worth of homeowners. It robs homeowners of a retirement income, i.e. net worth of their home when sold. Homeowners in growing communities have equity in their homes as a retirement nest egg; residents in our Opportunity Zone neighborhoods do not. Instead of retiring in comfort, these residents likely retire in poverty.

## **2. (b) Community Engagement.**

**2.b.(i) Community Involvement.** We will work as a team with both the Community – Based Organizations (“CBOs”) and our Coalition partners. We have worked with each CBO (see below) to solicit input on potential sites. With this input, our Steering Committee will make site selection decisions and keep CBOs and Coalition Partners informed of progress on sites through quarterly one-on-one meetings. We are committed to targeting Assessment Grant resources to all three Coalition Members. In addition, we will partner with the following CBOs to complete the Revitalization Plans and related documents for each participating neighborhood. We plan on soliciting brief proposals from these communities and select three for our reuse planning effort.

<b>Partner Name</b>	<b>Point of contact</b>	<b>Specific role in the project</b>
Young Preservationist Association of Pittsburgh	Matthew Craig, Exec.Dir., 412.342.8972 <a href="mailto:Matthewcraig@youngpreservationists.org">Matthewcraig@youngpreservationists.org</a>	Liaison with McKeesport/Duquesne, particularly Revitalization Plan.



Amani Christian Development Corp.	Reverend Lee Walls, Ex.D. 412.508.6531 <a href="mailto:Wallsj216@aol.com">Wallsj216@aol.com</a>	Developer on several Hill District properties, also liaison on Revitl. Plan.
McKees Rocks Community Dev. Corp.	Taris Vreck, Ex. D., 412.608.6765 <a href="mailto:tvreck@mckeesrocks.com">tvreck@mckeesrocks.com</a>	Developer on several McKees Rocks properties, also liaison on Revitl. Plan.
Hazelwood Initiative	David Brewton, V.P., 412.295.4787 <a href="mailto:dbrewton@hazelwoodinitiative.org">dbrewton@hazelwoodinitiative.org</a>	Developer on several Hazelwood properties, also liaison on Revitl. Plan.
Manchester Citizens Corporation	LaShawn B Faulk, Ex.D. 412.323.1743 <a href="mailto:lfaulk@manchestercitizens.org">lfaulk@manchestercitizens.org</a>	Developer of several Manchester properties, also liaison on Revitl. Plan.
Perry Hilltop Citizens Council	Joanna Deming, Ex.D. 412.206.9402 <a href="mailto:joanna.deming@gmail.com">joanna.deming@gmail.com</a>	Developer of several Perry Hilltop properties, also liaison on Revitl. Plan.
Icon Development	Jason Lardo, President, 412-292-0514 <a href="mailto:jason@icondevelopment.co">jason@icondevelopment.co</a>	Developer of Site 21 and liaison for Revitalization Plan.

**2. (b)(ii) Incorporating Community Input.** In addition to encouraging the active participation of team members, we also encourage the participation of the public. We placed notice of this proposal on our web-site and invite comment and suggestion on sites for our inventory. Upon award, we also will hold a press event with the local newspapers and television stations. We created a brochure with “Questions and Answers” on the Assessment Grant, and will distribute it via e-mail, websites and print newsletters to multiple stakeholders.

On an annual basis, we also hold a public meeting to provide a progress report. In the likelihood that some residents are not “on-line”, we will also use non-electronic means of notification of this meeting including postings on telephone poles within the vicinity of the inventoried brownfield sites. For selected “Revitalization Plan” communities, we will also schedule a series of public meetings to gather input on properties, concerns, and future direction. For these Plans, we will regularly update our web-site to show progress and post final work product. Our foreign born population is less than one percent, however we do participate in a State “Language Access Plan” for those with limited English proficiency. .

### **3. TASK DESCRIPTIONS, COST ESTIMATES AND MEASURING PROGRESS**

**3. (a) Description of Tasks and Activities.** The following describes the critical tasks of site selection, site access, and reuse planning, along with our workplan. Note: NSIDC is only charging for actual hours serving the Assessment Grant and forgoing the 5% administration fee.

**Site Identification and Selection.** NSIDC will establish a small Steering Committee consisting of our Executive Director and consulting team. As part of our consultant selection, we also plan on retaining a Qualified Real Estate Professional (QREP) to assist with this Task. Our Steering Committee will seek input from our many stakeholders, weigh such factors as redevelopment potential, access to transportation and infrastructure; public health issues; cooperative owner or buyer; and geographic balance. Many of the inventoried sites are privately owned and we will only proceed where we can develop a cooperative relationship with the owner/buyer. The current inventory was selected by NSIDC through input from CBOs and our Coalition Partners. *Please NOTE: NSIDC will assess a minimum of 5 sites and at least one site from each Coalition community: Duquesne, Pittsburgh, Allegheny County.*

**Obtaining and Securing Site Access.** NSIDC and our QREP will reach out and maintain relations with our property owners through several rounds of discussions, as these relationships are critical to success. Through this process, as with previous Assessment Grants, many owners/buyers of targeted sites realize availability of government resources is limited, and now

is the time to act. Our team will not just identify a potential problem, but help resolve it, if needed, through Pennsylvania's Act 2 voluntary program. Once we get to a Phase II, the owner/buyer will execute the site access documents of the Qualified Environmental Professional's (QEP's) company. This provides access to the site and permission to obtain samples. If an owner proves uncooperative, we will just move on and select other site(s).

**Reuse Planning.** As part of the site selection process, we will also solicit interest in a more comprehensive approach to neighborhood revitalization. We will select three neighborhoods to not just complete environmental assessments, but also develop a Reuse Vision, Revitalization Plan, and Resource Roadmap for each selected neighborhood. All our targeted neighborhoods could benefit from this approach, but we want to target our budget resources most effectively and select three. As mentioned, our goal is to attract both Opportunity Zone investment and other resources. Through these Revitalizations Plans, we will identify key opportunity areas, generate renderings that create vision and aggressively recruit developers and investors.

The following workplan outlines our schedule and task responsibilities:

Key Project Activities	Timing	Responsibility
Completion of MOUs and Work Plan	Pre-Award	NSIDC
Public Advert., Initial Consultant Selection	3 months of Award	NSIDC
Outreach to CBOs, Coalition, Property Owners	3 months of Award	NSIDC/QREP
Initial Site Selections	5 months of Award	NSIDC/QREP
Redev. Planning - selection of 3 neighborhoods	8 months of Award	NSIDC/QREP
Redev. Planning - selection of consulting team	8 months of Award	NSIDC
Access to Sites for Phase II	6 months of Award	QEP
Complete Phase I Assessments	6 months of Award	QEP
Complete Phase II Assessments	10 months of Award	QEP
Complete Redevelop Plans	12-18 months of Award	Consulting team & QREP
Reassess Budget, add sites, if needed	18 months of award	NSIDC
Close-Out Reporting	By September 2022	NSIDC/QREP/QEP

### 3. (b) Cost Estimates and Outputs.

We request a \$600,000 Coalition Assessment Grant as follows:

Hazardous Budget Categories	Task 1 Program Management	Task 2 Site Selection Revitl. Plans	Task 3 Phase I Assessment	Task 4 Phase II & Cl-Up Plans	TOTAL
Personnel	\$7,754	\$9,485			\$17,240
Fringe	\$3,489	\$4,268			\$7,758
Travel	\$2,400				\$2,400
Equipment					\$0
Supplies					\$0
Contractual	\$20,000	\$162,602	\$60,000	\$180,000	\$422,602
Other					\$0
<b>TOTAL</b>					
<b>Direct</b>	<b>\$33,644</b>	<b>\$176,356</b>	<b>\$60,000</b>	<b>\$180,000</b>	<b>\$450,000</b>
<b>Indirect Costs</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Total Budget</b>	<b>\$33,644</b>	<b>\$176,356</b>	<b>\$60,000</b>	<b>\$180,000</b>	<b>\$450,000</b>



<b>Petroleum Budget Categories</b>	<b>Task 1 Program Management</b>	<b>Task 2 Site Selection Revitl. Plans</b>	<b>Task 3 Phase I Assessment</b>	<b>Task 4 Phase II &amp; Cl.-Up Plans</b>	<b>TOTAL</b>
Personnel	\$4,293	\$4,293			\$8,585
Fringe	\$1,932	\$1,932			\$3,863
Travel	\$0				\$0
Equipment					\$0
Supplies					\$0
Contractual	\$8,000	\$54,551	\$15,000	\$60,000	\$137,551
Other					\$0
<b>TOTAL</b>					
<b>Direct</b>	<b>\$14,224</b>	<b>\$60,775</b>	<b>\$15,000</b>	<b>\$60,000</b>	<b>\$150,000</b>
<b>Indirect Costs</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Total Budget</b>	<b>\$14,224</b>	<b>\$60,775</b>	<b>\$15,000</b>	<b>\$60,000</b>	<b>\$150,000</b>

**Task 1. Program Management and Reporting.** Our Chief Executive Officer (“CEO”) has the primary management and reporting responsibilities for the Assessment Grant, and he is assisted by the Fiscal Officer (FO). Their billable rates are \$48.08/hour and \$23.08/hour respectively (plus fringe benefits of 45%), and we have budgeted an average of 4 and 1 hours/month respectively for 36 months to this Task. Because our small staff and their many responsibilities, we have also budgeted consulting time of \$ 20,000 to assist with these tasks. We also budgeted \$2,400 for travel to an EPA Brownfield Conference ((2 attendees \* (\$400 airfare + \$800 for 2 days lodging, food, and registration)). **Petroleum.** We budgeted 2 and 1 hours/month respectively on this Task, plus consulting time of \$ 8,000. In addition to the above, this includes generating eligibility determinations from PADEP.

**Task 2. Site Selection/Reuse Planning.** Our CEO will have primary staff responsibility for the site selection and Reuse Planning with assistance by the FO. We have budgeted 5 and 1 hours/month respectively for 36 months to this Task. As described, we do not directly control the majority of sites in the inventory, so working with the owners is critical to our success and we have budgeted \$27,602 of consulting time under this Task. **Petroleum.** We budgeted an average of 2 and 1 hours/month respectively to this Task, plus consulting time of \$9,551. **In addition, we budgeted a total of \$180,000 (\$135,000 Hazardous and \$45,000 Petroleum) for reuse planning in 3 selected neighborhoods – an average of \$60,00 per Revitalization Plan and related documents such as Market Study, Site Reuse Vision, and Resource Roadmap.**

**Task 3. Phase I Assessments: Hazardous/Petroleum.** We anticipate selecting: 12 hazardous sites for Phase I investigation at an average cost of \$5,000 per assessment, and 3 Petroleum sites for Phase I investigation at an average cost of \$5,000 per assessment.

**Task 4. Phase II Assessments & Clean-Up Plans: Hazardous.** We anticipate selecting 9 sites for Phase II Assessments, at an average cost to NSIDC of approximately \$20,000. *Please Note: we anticipate leveraging State ISRP funds for any Phase IIs where the cost exceeds \$40,000, thus lowering the average cost to NSIDC and stretching EPA funds.* **We anticipate selecting 2 sites for Phase II Assessments, at an average cost of approximately \$40,000. .**



**3.(c) Measuring Environmental Results.** At a minimum, our Steering Committee meets Quarterly to track each project through milestones. These include: Phase I start, Phase I completion and submission to EPA for review, Sampling and Analysis Plan (SAP) submission to EPA, Phase II start, Phase II completion, remediation plan (if necessary), and Pennsylvania ACT 2 (Liability Release) Status, redevelopment start and completion. During and after the environmental assessment process, we will also track the redevelopment effort and the “Outcome” data. We reach out to CBO’s, owners, and others to track such outcomes as site development status, private investment, public investment, jobs created, housing units built, recreational space created, and reduction in public health threats. As part of the outreach, we provide reuse planning assistance where needed. Based on these tracking mechanisms for outputs and outcomes, we will file timely Quarterly Reports and Property Reports using ACRES. At the end of the project period, we will assemble the data into a Close-Out Report, and continue to track outcomes after the close-out report.

#### **4. PROGRAMATIC CAPABILITY AND PAST PERFORMANCE**

**4. (a) Programmatic Capacity.** **4. (a) (i) Organizational Structure.** Juan Garrett, has 12 years of experience with management of the Community Wide Assessment Grant – first as fiscal officer and then as Executive Director. Mr. Garrett will oversee all Community-Wide Assessment Grant activities. He is assisted by our fiscal officer, Tenesha Smith, who has a B.S. in Finance from Robert Morris Univ. The NSIDC Board meets monthly and a complete set of minutes is recorded. NSIDC has four standing committees, including a Finance Committee. Mr. Garrett and Ms. Smith are responsible for preparing accurate monthly and annual financial reports which the Finance Committee reviews and recommends to the Board.

Mr. Garrett will oversee completion of the reporting requirements under the Assessment Grant. This includes: development of the work plan and obligations of the Cooperative Agreement, property profiles, quarterly reporting, and close-out reports. While we do not anticipate any further employee turnover during the implementation of this grant, we would be prepared to fill any vacancies by recruiting candidates via the PA. Economic Development Assoc. (PEDA). Through past Assessment Grants, NSIDC has developed a wealth of experience in managing the QEP/QREPs to obtain the most cost effective work product. At least Quarterly, our Steering Committee meets to assess the status of each project as part of the submission of the Quarterly Report. On a monthly or as-needed basis, our staff and team also meet to review project costs relative to budgets, pursue leveraged resources, and coordinate all tracking and budget decisions.

**4.(a)(i) Acquiring Additional Resources.** Similar to previous Assessment Grants, upon award, NSIDC will publicly advertise for QEPs and a QREP. With this Assessment Grant, we will also publicly advertise for professional services for the Revitalization Plans. These services include market analytics, architectural, urban planning, and financial analysis. All public advertisements will include the criteria for the selection of these consultants. We will then rank the responses according to each criteria, and select the consultants with the highest ranking. We anticipate selecting one QREP, three QEPS, and one professional team for the Revitalization Plans. Because of our strong track record in grants management and our long history in regional



redevelopment we are confident will assemble the very best team of consultants in the region. Because of our small size, we expect very quick approvals by the Board and very rapid implementation of the Assessment Grant. As part of the selection of consultants, NSIDC will fulfill Federal bidding and minority business/women business reporting requirements.

#### **4.(b) Past Performance - Currently and Previously Received an EPA Grant.**

##### **(b) (i) (1) Accomplishments.** – See Grant Summary below

Project Area	Start Date	Current Balance	Commitments for Balance	Available Balance
Coalition III – Hazard & Petro	Oct. 2012	\$0.00	Closed out Sept. 2015	\$0.00
Coalition IV – Hazard & Petro	Oct. 2014	\$0.00	Closed out Dec. 2016	\$0.00
Coalition VI – Hazard & Petro	Oct. 2015	\$0.00	Close out Dec. 2018.	\$0.00
Coalition VII – Hazard & Petro	Oct. 2017	\$174,000	Lower Hill, Jackson Gear, PerryHilltop.	\$50,000

We have accomplished all projected outputs including: One hundred and eight Phase I Reports; eight QAPPs for Phase II activities, forty-seven SAPs for Phase IIs; forty-two Phase IIs and/or clean-up plans completed. Our project team has developed a strong working relationship with EPA and its technical reviewers and PA Department of Environmental Protection. Together, we have met tight deadlines to facilitate property transactions including Liability Release under PA Act 2. The highlighted outcomes of our Assessment Grant efforts include:

- McKees Rocks, PLE site –vacant 25 years. Today, CSX operates a \$50 million intermodal terminal generating 100 jobs and donated \$1.5 million to McKees Rocks area.
- Homewood, gas station sites – vacant for 20 years. Today, it houses 41 units of senior housing, and we hosted a Region III press event announcing our 2015 Assessment Grant.
- Lawrenceville, Heppenstahl site – vacant 5 years. Today, it is occupied by a local robotics company that invested \$2 million and created over 30 jobs.
- Lawrenceville, Willow St. site – vacant 10 years. Today, it houses a 110 unit, \$35 million apartment complex and we hosted a Region III event announcing our 2017 Grant.
- Downtown Pittsburgh, storefronts – vacant 5 years. Today, a \$100 million office/retail/hotel complex has been constructed on this site.
- Gateway Lofts - vacant 10 years. Today, a 33-unit \$8 million apartment for the handicapped is nearing completion.
- Etna, former gas station - vacant 12 years. Today, it houses a medical office building.
- Millvale, key commercial intersection – vacant 8 years. Today, it houses a \$2.1 million community and retail center constructed by the Millvale Community Development Corp.

**4.(b)(i)(2) Compliance with Grant Requirements.** We have closed out all previous Assessment Grants. With the current 2017 grant, we have drawn down over 70% of the funding. The remaining funding is almost fully committed and will be committed by October 2019. Throughout our implementation of the Assessment Grants, we have contracted with qualified subcontractors and completed the various required reports in a timely and competent manner. Together we have completed and filed with the EPA: over one hundred Property Profile Reports or updates, Quarterly Reports since the 4<sup>th</sup> Quarter of 2005, Annual Reports for each year, reports and updates under ACRES; and timely close-out reports. With this new proposal, we will meet all reporting requirements and exceed the overall objectives for redevelopment of these sites.



## THRESHOLD RESPONSE CRITERIA

### 1. Applicant Eligibility

The applicant, North Side Industrial Development Company, Inc. (“NSIDC”) is a 501 C (3) tax-exempt non-profit community development corporation. Attached are the Articles of Incorporation and IRS Tax Exemption letter.

The Coalition is comprised of three members:

Redevelopment Authority of Allegheny County “RAAC”) – see Letter joining Coalition. RAAC is chartered by the State under the Urban Redevelopment Law, an Act of May 24, 1945, P.L. 991, No. 385. See the attachments which include the Urban Redevelopment Law and RAAC’s initial Articles of Incorporation.

City of Duquesne – see Letter joining Coalition, also documenting eligibility. General Purpose Unit of Government.

Urban Redevelopment Authority of Pittsburgh (“URA”) – See Letter joining Coalition. The URA is chartered by the State under the Urban Redevelopment Law, an Act of May 24, 1945, P.L. 991, No. 385. See the attachments which include the Urban Redevelopment Law and the URA’s initial Articles of Incorporation.

### 2. Community Involvement

**(a) Community Involvement.** We will work as a team with both the Community – Based Organizations (“CBOs”) and our Coalition partners. We have worked with each CBO (see below) to solicit input on potential sites. With this input, our Steering Committee will make site selection decisions and keep CBOs and Coalition Partners informed of progress on sites through quarterly one-on-one meetings. We are committed to targeting Assessment Grant resources to all three Coalition Members. In addition, we will partner with the following CBOs to complete the Revitalization Plans and related documents for each participating neighborhood. We plan on soliciting brief proposals from these communities and select three for our reuse planning effort.

Partner Name	Point of contact	Specific role in the project
Young Preservationist Association of Pittsburgh	Matthew Craig, Exec.Dir., 412.342.8972 <a href="mailto:Matthewcraig@youngpreservationists.org">Matthewcraig@youngpreservationists.org</a>	Liaison with McKeesport/Duquesne, particularly Revitalization Plan.
Amani Christian Development Corp.	Reverend Lee Walls, Ex.D, 412.508.6531 <a href="mailto:Wallsj216@aol.com">Wallsj216@aol.com</a>	Developer on several Hill District properties, also liaison on Revitl. Plan.
McKees Rocks Community Dev. Corp.	Taris Vrcek, Ex. D., 412.608.6765 <a href="mailto:tvrcek@mckeesrocks.com">tvrcek@mckeesrocks.com</a>	Developer on several McKees Rocks properties, also liaison on Revitl. Plan.
Hazelwood Initiative	David Brewton, V.P., 412.295.4787 <a href="mailto:dbrewton@hazelwoodinitiative.org">dbrewton@hazelwoodinitiative.org</a>	Developer on several Hazelwood properties, also liaison on Revitl. Plan.
Manchester Citizens Corporation	LaShawn B Faulk, Ex.D. 412.323.1743 <a href="mailto:lfaulk@manchestercitizens.org">lfaulk@manchestercitizens.org</a>	Developer of several Manchester properties, also liaison on Revitl. Plan.
Perry Hilltop Citizens Council	Joanna Deming, Ex.D. 412.206.9402 <a href="mailto:Joanna.deming@gmail.com">Joanna.deming@gmail.com</a>	Developer of several Perry Hilltop properties, also liaison on Revitl. Plan.
Icon Development	Jason Lardo, President, 412-292-0514 <a href="mailto:jason@icondevelopment.co">jason@icondevelopment.co</a>	Developer of Site 21 and liaison for Revitalization Plan..

**2. (b) Incorporating Community Input.** In addition to encouraging the active participation of team members, we also encourage the participation of the public. We placed notice of this proposal on our web-site and invite comment and suggestion on sites for our inventory. Upon award, we

also will hold a press event with the local newspapers and television stations. We created a brochure with "Questions and Answers" on the Assessment Grant, and will distribute it via e-mail, websites and print newsletters to multiple stakeholders.

On an annual basis, we also hold a public meeting to provide a progress report. In the likelihood that some residents are not "on-line", we will also use non-electronic means of notification of this meeting including postings on telephone poles within the vicinity of the inventoried brownfield sites. For selected "Revitalization Plan" communities, we will also schedule a series of public meetings to gather input on properties, concerns, and future direction. For these Plans, we will regularly update our web-site to show progress and post final work product. Our foreign born population is less than one percent, however we do participate in a State "Language Access Plan" for those with limited English proficiency. .

### **3. Documentation of Available Balance on current Assessment Grant.**

NSIDC has a current balance of \$ 174,376.34 on Assessment Grant, #BF963546-01-0. See attached print out. \$426,000 has been drawn down with represent more than 70% of the Award of \$600,000.

## Payment Transaction Confirmation

Payment Request Sequence Number : 12-17-2018 73464370 00001

Payment Request Type :	Summary
Payment Method :	ACH
Bank Relationship :	222370440*****3166
Requested Settlement Date :	12/18/2018
Requested Date and Time :	12/17/2018:08:49
Requestor Reference Number :	
Total Items :	1
Total Amount Requested :	\$112,889.20
Total Amount Entered :	\$112,889.20

**Recipient : NORTH SIDE INDUSTRIAL DEVELOPM (4246726)**

**Federal Agency : ENVIRONMENTAL PROTECTION AGENC (68128933)**

**Cash On Hand : Subtotal :\$112,889.20**

Seq # / Item #	Account ID	Account Status	Available Balance	Remittance Code	Remittance Amount	Amount Requested	Payment Request Status
1	BF96354601	Open	\$174,376.34				Queued to be sent to ACH
	BF96354601- G300NY00	Open				\$76,745.53	
	BF96354601- G300OR00	Open				\$36,143.67	





One Chatham Center, Suite 900  
112 Washington Place  
Pittsburgh, PA 15219

Administered by  
Allegheny County  
Economic Development

TEL (412) 350-1000 • FAX (412) 642-2217

January 28, 2019

Mr. Juan Garrett  
Executive Director  
North Side Industrial Development Company  
700 River Avenue, Suite 531  
Pittsburgh, PA 15212

Dear Mr. Garrett:

By this letter, I am notifying you that the North Side Industrial Development Company (NSIDC) is designated to be the Redevelopment Authority of Allegheny County's agent for all duties under this application for the Brownfield Coalition Assessment grant from the United States Environment Protection Agency.

We are pleased to support NSIDC in their commitment to assess brownfield sites and spur economic opportunities throughout Allegheny County's low-to-moderate income communities. With previous EPA funding and projects like the CSX Intermodal Facility in the Borough of McKees Rocks and the Homewood Senior Housing Station in the Homewood section of Pittsburgh, those funds have been able to leverage over \$100 million in investments to our region.

We look forward to our continued partnership and hope that the EPA would consider funding this year's Coalition application.

Sincerely,

A handwritten signature in blue ink, appearing to read "Lance Chimka".

Lance Chimka  
Director

SM/mac/ls

# CITY OF DUQUESNE

## NICKOLE NESBY, MAYOR

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January 18, 2019

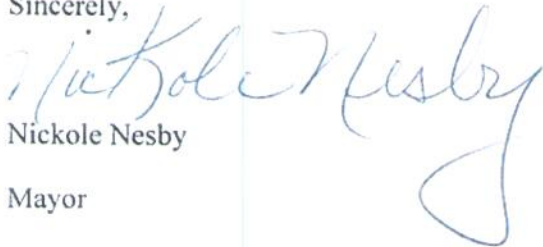
Juan Garrett  
Executive Director  
North Side Industrial Development Company  
700 River Ave.  
Pittsburgh, PA. 15212

Dear Juan:

The City of Duquesne is confirming our membership in the Coalition, sponsored by the North Side Industrial Development Company ("NSIDC"), seeking funding under the U.S. Environmental Protection Agency's Community-Wide Assessment Grant. The City of Duquesne designates NSIDC as its agent for any and all duties under this application for funding and for the future grant award from the U.S. Environmental Protection Agency.

We will assist NSIDC with identifying potential sites suitable for the Assessment Grant Program. We will also assist with leveraging additional public and private resources, and assist with issues of permitting and public approvals. We thank you for undertaking this brownfield redevelopment initiative.

Sincerely,



Nickole Nesby

Mayor

12 S. Second Street • Duquesne, PA 15110  
Phone: 412.466.4746 • Fax: 412.469.3795



January 18, 2019

Mr. Juan Garrett  
North Side Industrial Development Co.  
700 River Avenue, Suite 531  
Pittsburgh, PA. 15212

Dear Mr. Garrett:

The Urban Redevelopment Authority of Pittsburgh confirms our membership in the Coalition, sponsored by the North Side Industrial Development Company (NSIDC), seeking funding under the U.S. Environmental Protection Agency's Community-Wide Assessment Program. The Urban Redevelopment Authority of Pittsburgh designates NSIDC as its agent for any and all duties under this application and future grant award from the U.S. Environmental Protection Agency.

As in the past, we continue to work closely with NSIDC to identify potential sites suitable for the Assessment Grant Program. We thank you for undertaking this effort, and look forward to working with NSIDC in the redevelopment of brownfield properties in our community.

Sincerely,



Robert Rubinstein  
Executive Director

KMW

**Restated Articles of Incorporation  
Of  
North Side Industrial Development Company, Inc.**

In compliance with the requirements of 15 Pa.C.S. s 5306 (relating to articles of incorporation) the undersigned, desiring to incorporate a non-profit corporation, hereby state(s) that:

**ARTICLE ONE  
NAME**

The name of the Corporation is North Side Industrial Development Corporation.

**ARTICLE TWO  
REGISTERED OFFICE**

The address of the Corporation's initial registered office in Pennsylvania is:  
700 River Ave.  
Pittsburgh, PA. 15212

**ARTICLE THREE  
LEGAL AUTHORIZATION**

The corporation is incorporated under the Nonprofit Corporation Law of 1988 for the following purposes:

The Corporation is organized and at all times shall be operated to promote the economic and community development of the North Side of the City of Pittsburgh, Allegheny County, Pennsylvania and other areas in Southwestern Pennsylvania. The Corporation shall assist in the development of projects, undertakings, studies and other activities in cooperation and in coordination with local government, educational, charitable and civic bodies to enhance communities through job creation, physical improvement, and other community improvements.



ARTICLE FOUR  
DATE OF INCORPORATION

The date of its incorporation is July 19, 2006.

ARTICLE FIVE  
TERM

The term of existence of the corporation shall be perpetual.

ARTICLE SIX  
NON STOCK BASIS & MEMBERS

The corporation is organized upon a non-stock basis. The corporation shall have no members.

ARTICLE SEVEN  
GOVERNANCE

The business, property and affairs of the Corporation shall be managed and controlled by its Board of Directors. The Corporation's Board of Directors shall be governed by such other reasonable rules regarding powers and duties, composition, nomination, election, term of office, removal, resignation, vacancies, meeting, requirements for quorum and majority, compensation and committees as the bylaws adopted by the Corporation's Board of Directors shall provide.

ARTICLE EIGHT  
NO PECUNIARY GAIN

The Corporation does not contemplate pecuniary gain or profit, incidental or otherwise.

ARTICLE NINE  
EFFECTIVE DATE

These articles are to be effective on:  
July 19, 2006

ARTICLE TEN  
ADDITIONAL PROVISIONS

Notwithstanding any other provisions of these articles, the corporation is organized exclusively for one or more of the purposes as specified in Section 501 (c)(3) of the Internal Revenue Code of 1986, including, for such purposes, the making of distributions to organizations under 501 (c)(3) of the Internal Revenue Code (or corresponding section of any future Federal tax code).

Notwithstanding any other provisions of these articles, the corporation shall not carry on any activities not permitted to be carried on by an organization exempt from Federal Income tax under IRC 501 (c)(3) (or corresponding section of any future Federal tax code) or by a corporation, contributions to which are deductible under Section 170 (c)(2) of the Internal Revenue Code (or corresponding section of any future Federal tax code).

No part of the net earnings of the corporation shall inure to the benefit of, or be distributable to its trustees, directors, officers or other private persons, except that the corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of Section 501 (c)(3) purposes. No trustees, officers, or any private individual shall be entitled to share in the distribution of any of the organization's assets on dissolution of the organization.

No substantial part of the activities of the corporation shall be carrying on propaganda, or otherwise attempting to influence legislation (except as otherwise provided by IRC 501 (h)) or participating in, or intervening in (including the publication or distribution of statements), any political campaign on behalf of or in opposition to any candidates for public office.

In the event of dissolution, all of the remaining assets and property of the organization shall, after payment of all necessary expenses thereof, be distributed to organizations that qualify under Section 501 (c)3 of the Internal Revenue Code of 1986, or corresponding provisions of any subsequent Federal tax laws, or to the Federal government or State or local governments for public purpose.

IN TESTIMONY WHEREOF, the undersigned corporation has caused these Articles of Amendment to be signed by a duly authorized officer thereof this 4th day of Aug, 2005.

North Side Industrial Development Company, Inc.

Emily Duke  
(Signature)  
Title: President



INTERNAL REVENUE SERVICE  
P. O. BOX 2508  
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date: **AUG 24 2006**

NORTH SIDE INDUSTRIAL DEVELOPMENT  
COMPANY INC  
DBA RIVERSIDE CENTER FOR  
INNOVATION  
700 RIVER AVE  
PITTSBURGH, PA 15212

Employer Identification Number:  
25-1452789

DLN:  
17053242024035

Contact Person: JEFFERY A CULLEN ID# 31215

Contact Telephone Number:  
(877) 829-5500

Accounting Period Ending:  
June 30

Public Charity Status:  
509(a)(2)

Form 990 Required:  
Yes

Effective Date of Exemption:  
January 1, 2005

Contribution Deductibility:  
Yes

Advance Ruling Ending Date:  
June 30, 2009

Dear Applicant:

We are pleased to inform you that upon review of your application for tax exempt status we have determined that you are exempt from Federal income tax under section 501(c)(3) of the Internal Revenue Code. Contributions to you are deductible under section 170 of the Code. You are also qualified to receive tax deductible bequests, devises, transfers or gifts under section 2055, 2106 or 2522 of the Code. Because this letter could help resolve any questions regarding your exempt status, you should keep it in your permanent records.

Organizations exempt under section 501(c)(3) of the Code are further classified as either public charities or private foundations. During your advance ruling period, you will be treated as a public charity. Your advance ruling period begins with the effective date of your exemption and ends with advance ruling ending date shown in the heading of the letter.

Shortly before the end of your advance ruling period, we will send you Form 8734, Support Schedule for Advance Ruling Period. You will have 90 days after the end of your advance ruling period to return the completed form. We will then notify you, in writing, about your public charity status.

Please see enclosed Information for Exempt Organizations Under Section 501(c)(3) for some helpful information about your responsibilities as an exempt organization.

If you distribute funds to other organizations, your records must show whether they are exempt under section 501(c)(3). In cases where the recipient

Letter 1045 (DO/CG)

NORTH SIDE INDUSTRIAL DEVELOPMENT

organization is not exempt under section 501(c)(3), you must have evidence the funds will be used for section 501(c)(3) purposes.

If you distribute funds to individuals, you should keep case histories showing the recipient's name and address; the purpose of the award; the manner of selection; and the relationship of the recipient to any of your officers, directors, trustees, members, or major contributors.

We have sent a copy of this letter to your representative as indicated in your power of attorney.

Sincerely,

A handwritten signature in dark ink, appearing to read "Lois G. Lerner", written in a cursive style.

Lois G. Lerner  
Director, Exempt Organizations  
Rulings and Agreements

Enclosures: Information for Organizations Exempt Under Section 501(c)(3)  
Statute Extension





Department of the Treasury  
Internal Revenue Service

P.O. Box 2508  
Cincinnati OH 45201

In reply refer to: 0248162365  
Jan. 20, 2010 LTR 4168C E0  
25-1452789 000000 00  
00009516  
BODC: TE

NORTHSIDE INDUSTRIAL DEVELOPMENT  
CORP  
700 RIVER AVENUE  
PITTSBURGH PA 15212-5915

Employer Identification Number: 25-1452789  
Person to Contact: Robert C Voss  
Toll Free Telephone Number: 1-877-829-5500

Dear Taxpayer:

This is in response to your Jan. 08, 2010, request for information regarding your tax-exempt status.

Our records indicate that your organization was recognized as exempt under section 501(c)(3) of the Internal Revenue Code in a determination letter issued in August 2006.

Our records also indicate that you are not a private foundation within the meaning of section 509(a) of the Code because you are described in section 509(a)(2).

Donors may deduct contributions to you as provided in section 170 of the Code. Bequests, legacies, devises, transfers, or gifts to you or for your use are deductible for Federal estate and gift tax purposes if they meet the applicable provisions of sections 2055, 2106, and 2522 of the Code.

Beginning with the organization's sixth taxable year and all succeeding years, it must meet one of the public support tests under section 170(b)(1)(A)(vi) or section 509(a)(2) as reported on Schedule A of the Form 990. If your organization does not meet the public support test for two consecutive years, it is required to file Form 990-PF, Return of Private Foundation, for the second tax year that the organization failed to meet the support test and will be reclassified as a private foundation.

If you have any questions, please call us at the telephone number shown in the heading of this letter.

0248162365  
Jan. 20, 2010 LTR 4168C E0  
25-1452789 000000 00  
00009517

NORTHSIDE INDUSTRIAL DEVELOPMENT  
CORP  
700 RIVER AVENUE  
PITTSBURGH PA 15212-5915

Sincerely yours,

*Michele M. Sullivan*

Michele M. Sullivan, Oper. Mgr.  
Accounts Management Operations I



AN ORDINANCE declarin' the need for the creation of an Urban Redevelopment Authority to function within the territorial limits of the City of Pittsburgh, and creating the same pursuant to authority of the Urban Redevelopment Law, approved May 24, 1945, P. L. 991.

WHEREAS, It has been determined by the Council of the City of Pittsburgh and it is hereby declared as a matter of legislative finding, that there exist in the City of Pittsburgh areas which have become blighted because of unsafe, unsanitary, inadequate or overcrowded conditions of the dwellings therein, or because of inadequate planning of the area, or excessive land coverage by the buildings thereon, or the lack of proper light and air and open space, or because of the defective design and arrangement of the buildings thereon, or faulty street or lot layout, or economically or socially undesirable land uses; and

WHEREAS, It has been found that such conditions or a combination of some or all of them have and will continue to result in making such areas economic or social liabilities, harmful to the social and economic well-being of the entire community, depreciating values therein, reducing tax revenues, and thereby depreciating further the general community-wide values; and

WHEREAS, The Urban Redevelopment Law, approved May 24, 1945, P.L. 991, authorizes the governing body of any city to find and declare that there is need for an Urban Redevelopment Authority to function within its territorial limits; and

WHEREAS, The Council of the City of Pittsburgh finds that there is need for an Urban Redevelopment Authority to function within the limits of the City of Pittsburgh; Now, Therefore,

SECTION 1. Be it ordained and enacted by the City of Pittsburgh, in Council assembled, and it is hereby ordained and enacted by the authority of the same, That pursuant to the provisions of the Urban Redevelopment Law, approved May 24, 1945, P. L. 991, the Council of the City of Pittsburgh finds and declares that there is need for an Urban Redevelopment Authority to function within the limits of the City of Pittsburgh, and hereby creates a

body corporate and politic to be known as the "URBAN REDEVELOPMENT AUTHORITY OF PITTSBURGH" to function within the limits of said City, subject to the powers and limitations contained in the above act.

SECTION 2. That the Clerk of the City Council is hereby directed to file with the Pennsylvania Department of State, the State Board of Housing, the State Planning Board and the Secretary of the Commonwealth, certified copies of this ordinance, so that a certificate of incorporation may issue to the Urban Redevelopment Authority of Pittsburgh as provided in said Act of Assembly.

SECTION 3. That any Ordinance or part of Ordinance, conflicting with the provisions of this Ordinance, be and the same is hereby repealed so far as the same affects this Ordinance.

Ordained and enacted into a law in Council, this 12th day of November, A. D. 1946.

Thomas J. Gallagher  
President of Council  
Pro tem.

Attest: James W. Patterson  
Clerk of Council

Mayor's Office November 16, 1946

Approved: David L. Lawrence  
Mayor.

Attest: James J. Collman  
Mayor's Secretary.  
Asst.

Recorded in Ordinance Book, Vol. 54 Page 432, 16th day of November 1946.

Pittsburgh, November 16, 1946

I do hereby certify that the foregoing is a true and correct copy of Ordinance No. 450, Series 1946, as the same appears of record in the office of the City Clerk.

*James J. Collman*  
City Clerk



Approved and filed in the Department of State this  
18th day of November A. D. 1946.

  
Deputy Secretary of the Commonwealth



CBC Roll 46-25 Film 101-104 Incl.



DEPARTMENT OF STATE

TO ALL TO WHOM THESE PRESENTS SHALL COME, GREETING

WHEREAS, in and by the provisions of Urban Redevelopment Law, Act No. 365, approved the twenty-fourth day of May, Anno Domini one thousand nine hundred and forty-five, Pamphlet Laws 991, the Department of State is authorized and required to issue a

—CERTIFICATE OF INCORPORATION

evidencing the incorporation of a redevelopment authority under the provisions of said Act.

AND WHEREAS, The stipulations and conditions of said Act have been fully complied with by the Governing Body of the City of Pittsburgh, by the passage of a proper Ordinance finding and declaring that there is a need for a redevelopment Authority.

THEREFORE, KNOW YE, That subject to the Constitution of this Commonwealth, and under the authority of Act No. 365, approved the twenty-fourth day of May, Anno Domini one thousand nine hundred and forty-five, P. L. 991, I DO BY THESE PRESENTS, which I have caused to be sealed with the Great Seal of the Commonwealth, declare and certify the creation, erection and incorporation of

—URBAN REDEVELOPMENT AUTHORITY OF PITTSBURGH

into a body politic and corporate in deed and in law by the name hereinbefore specified, now to become operative with authority to transact business.

Such corporation shall have and enjoy and shall be subject to all the powers, duties, requirements, and restrictions, specified and enjoined in and by the above Act of Assembly and all other applicable laws of this Commonwealth.



GIVEN under my Hand and the Great Seal of the Commonwealth, at the City of Harrisburg, this 16th day of November, in the year of our Lord one thousand nine hundred and forty-six, and of the Commonwealth the one hundred and seventy-first.

*James L. Smith*

James L. Smith, Secretary of the Department of State



URBAN REDEVELOPMENT LAW  
Act of May. 24, 1945, P.L. 991, No. 385  
AN ACT

CL. 14

To promote elimination of blighted areas and supply sanitary housing in areas throughout the Commonwealth; by declaring acquisition, sound replanning and redevelopment of such areas to be for the promotion of health, safety, convenience and welfare; creating public bodies corporate and politic to be known as Redevelopment Authorities; authorizing them to engage in the elimination of blighted areas and to plan and contract with private, corporate or governmental redevelopers for their redevelopment; providing for the organization of such authorities; defining and providing for the exercise of their powers and duties, including the acquisition of property by purchase, gift or eminent domain; the leasing and selling of property, including borrowing money, issuing bonds and other obligations, and giving security therefor; restricting the interest of members and employees of authorities; providing for notice and hearing; supplying certain mandatory provisions to be inserted in contracts with redevelopers; prescribing the remedies of obligees of redevelopment authorities; conferring certain duties upon local planning commissions, the governing bodies of cities and counties, and on certain State officers, boards and departments.

**Compiler's Note:** Section 301(a)(9) of Act 58 of 1996, which created the Department of Community and Economic Development and abolished the Department of Community Affairs, provided that housing, community assistance and other functions under Act 385 are transferred from the Department of Community Affairs to the Department of Community and Economic Development.

**Compiler's Note:** Section 1 of Act 165 of 1970 provided that the limits heretofore imposed by Act 385 upon the rates of interest and interest costs permitted to be paid upon bonds, obligations and indebtedness issued by the Commonwealth or its agencies or instrumentalities or authorities, and by local political subdivisions or their agencies or authorities, are hereby removed for such bonds, obligations or indebtedness.

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The General Assembly of the Commonwealth of Pennsylvania hereby enacts as follows:

Section 1. Short Title.--This act shall be known and may be cited as the "Urban Redevelopment Law."

Section 2. Findings and Declaration of Policy.--It is hereby determined and declared as a matter of legislative finding--

(a) That there exist in urban communities in this Commonwealth areas which have become blighted because of the unsafe, unsanitary, inadequate or overcrowded condition of the dwellings therein, or because of inadequate planning of the area, or excessive land coverage by the buildings thereon, or the lack of proper light and air and open space, or because of the defective design and arrangement of the buildings thereon, or faulty street or lot layout, or economically or socially undesirable land uses.

(b) That such conditions or a combination of some or all of them have and will continue to result in making such areas economic or social liabilities, harmful to the social and economic well-being of the entire communities in which they exist, depreciating values therein, reducing tax revenues, and thereby depreciating further the general community-wide values.

(c) That the foregoing conditions are beyond remedy or control by regulatory processes in certain blighted areas, or portions thereof, and cannot be effectively dealt with by private enterprise under existing law without the additional aids herein granted, and that such conditions exist chiefly in areas which are so subdivided into small parcels and in divided ownerships that their assembly for purposes of clearance, replanning and redevelopment is difficult and impossible without the effective public power of eminent domain.

(c.1) That certain blighted areas, or portions thereof, may require total acquisition, clearance and disposition, subject to continuing controls as provided in this act, since the prevailing condition of decay may make impracticable the reclamation of the area by rehabilitation or conservation, and that other blighted areas, or portion thereof, through the means provided in this act, may be susceptible to rehabilitation or conservation or a combination of clearance and disposition and rehabilitation or conservation in such manner that the conditions and evils hereinbefore enumerated may be eliminated or remedied. ((c.1) amended June 26, 1968, P.L.263, No.125)

(d) That the replanning and redevelopment of such areas in accordance with sound and approved plans for their redevelopment will promote the public health, safety, convenience and welfare.

(e) That there exist within the Commonwealth both within and outside of certified redevelopment areas, properties which



have become derelict, abandoned or unfit for human habitation or other use by reasons of age, obsolescence, prolonged vacancy, dilapidation, deterioration, lack of maintenance and care or general neglect. ((e) added June 23, 1978, P.L.556, No.94)

(f) That such derelict properties individually and collectively constitute a blight and nuisance in the neighborhood; create fire and health hazards; are used for immoral and criminal purposes; constitute unreasonable interferences with the reasonable and lawful use and enjoyment of other premises in the neighborhood; are harmful to the social and economic well-being of any municipality; depreciate property values; and, generally jeopardize the health, safety and welfare of the public. ((f) added June 23, 1978, P.L.556, No.94)

(g) That there exists a serious shortage of decent, safe or sanitary housing accommodations and for related usages, and that the acquisition of blighted properties for residential and related uses, by eminent domain is a proper public purpose which will promote public health, safety and welfare. ((g) added June 23, 1978, P.L.556, No.94)

(h) That there exists within the Commonwealth, both within and outside certified redevelopment areas, an inadequate supply of residential owner-occupied and rental housing due, in part, to the deterioration of older dwellings, the elimination of substandard dwellings by governmental action, the increased cost of construction and the unavailability of affordable financing from the private sector. ((h) added Mar. 30, 1988, P.L.304, No.39)

(i) That there exists within the Commonwealth, both within and outside certified redevelopment areas, deteriorating commercial and industrial areas and/or individual structures, due, in part, to the fact that there are no private funds available to finance the purchase, construction, rehabilitation, demolition or equipping of the commercial and industrial properties at interest rates that would make the commercial or industrial project economically feasible. Such commercial or industrial projects are needed for the social and economic well-being of communities within the field of operation of authorities. ((i) added Mar. 30, 1988, P.L.304, No.39)

Therefore, it is hereby declared to be the policy of the Commonwealth of Pennsylvania to promote the health, safety and welfare of the inhabitants thereof by the creation of bodies corporate and politic to be known as Redevelopment Authorities, which shall exist and operate for the public purposes of the elimination of blighted areas through economically and socially sound redevelopment of such areas, as provided by this act, in conformity with the comprehensive general plans of their respective municipalities for residential, recreational, commercial, industrial or other purposes, and otherwise encouraging the provision of healthful homes, a decent living environment and adequate places for employment of the people of this Commonwealth. Such purposes are hereby declared to be public uses for which public money may be spent, and private property may be acquired by the exercise of the power of eminent domain.

(2 amended May 27, 1957, P.L.197, No.98)

**Compiler's Note:** Section 2 of Act 35 of 2006 provided that as much of section 2 as relates to condemnation of blighted premises and is inconsistent with Act 35 is repealed.



Section 3. Definitions.--The following terms where used in this act, shall have the following meanings, except where the context clearly indicates a different meaning.

(a) "Authority" or "Redevelopment Authority."--A public body and a body corporate and politic created and organized in accordance with the provisions of this act.

(b) "Bonds."--Any bonds, interim certificates, notes, debentures or other obligations of an Authority issued pursuant to this act.

(c) "City."--Any city of the first, second, second class A or third class. The term shall also include any borough with a population large enough for the borough to qualify for a charter as a city, separately from any town, township or other borough, under section 201 of the act of June 23, 1931 (P.L.932, No.317), known as "The Third Class City Code," for all purposes of this act. "The city" shall mean the particular city or such qualified borough for which a particular Authority is created. ((c) amended Mar. 24, 2004, P.L.152, No.16)

(c.1) "Commercial and Industrial Redevelopment Program."--The financing of the purchase, construction, rehabilitation, demolition or equipping of a commercial or an industrial project as part of the redevelopment of an area designated in the program as needing such assistance by the Authority and in accordance with the program. ((c.1) added Mar. 30, 1988, P.L.304, No.39)

(c.2) "Commercial or Industrial Project."--A commercial or industrial facility, as those terms are used in the zoning ordinances of the municipality for the Authority's field of operation, within an area designated in the Commercial and Industrial Redevelopment Program which by its nature and location has or offers reasonable likelihood of preventing, slowing or reversing the deterioration of the designated area. ((c.2) added Mar. 30, 1988, P.L.304, No.39)

(c.3) "Conservation."--The process of preserving or restoring existing buildings, public facilities or other improvements to an economically and socially sound condition. ((c.3) amended Mar. 30, 1988, P.L.304, No.39)

(d) "County."--Any county of this Commonwealth, other than a county of the first class. "The county" shall mean the particular county for which a particular Authority is created.

(e) "Field of Operation."--The area within the territorial boundaries of the city or county for which a particular Authority is created: Provided, however, That the field of operation of any county authority shall not include a city having a redevelopment authority but may include, with the consent of any such city, parcels of land within the city limits which are necessary to the corporate purposes of the county authority or necessary to its successful redevelopment of a redevelopment area: And, provided further, That the field of operation of any authority may include parcels of land outside the territorial boundaries of the city or county, as the case may be, which are necessary to the corporate purposes of the authority or necessary to the successful redevelopment of a redevelopment area, with the consent of the governing body of the city or county and the municipality in which the said parcels are situated, as the case may be: Provided, however, That the field of operation of any Authority shall not include parcels of land outside the territorial boundaries of a county unless acquisition thereof has been approved by a majority of the electors voting in a primary or general election in the municipality in which said parcels are situated. ((e) amended June 26, 1968, P.L.263, No.125)



(f) "Governing Body."--In the case of a city, the city council or other legislative body thereof, and in the case of a county, the board of county commissioners or other legislative body thereof.

(g) "Government."--Includes the State and Federal Governments or any subdivision, agency or instrumentality corporate or otherwise of either of them.

(h) "Municipality."--Any county, city, borough or township.

(i) "Obligee of the Authority" or "Obligee."--Any bondholder, trustee or trustees for any bondholders, any lessor demising property to an Authority used in connection with a redevelopment project, or any assignee or assignees of such lessor's interest, or any part thereof, and the Federal Government, when it is a party to any contract with an Authority.

(j) "Planning Commission."--Any planning commission established by law for a municipality of this Commonwealth. "The Planning Commission" shall mean the particular planning commission of the city or county in which a particular Authority operates. Redevelopment authorities shall be substituted for planning commission in any city or county in which a planning commission does not exist.

(k) "Real Property."--Lands, lands under water, structures and any and all easements, air rights, franchises and incorporeal hereditaments and every estate and right therein, legal and equitable, including terms for years and liens by way of judgment, mortgage or otherwise. ((k) amended June 26, 1968, P.L.263, No.125)

(l) "Redeveloper."--Any individual, government, partnership or public or private corporation that shall enter or propose to enter into a contract with an Authority for the redevelopment of an area, or any portion thereof, or any building or structure thereon, under the provisions of this act. ((l) amended June 26, 1968, P.L.263, No.125)

(m) "Redevelopment."--Undertakings and activities for the elimination of blighted areas. Such undertakings and activities may include the planning, replanning, acquisition, rehabilitation, conservation, renewal, improvement, clearance, sale, lease or other disposition of real property, buildings or other improvements in blighted areas, or portions thereof, the relocation of businesses and families affected thereby into or outside of a redevelopment area, or any combination of such undertakings and activities, the installation, construction or reconstruction of streets, utilities, parks, playgrounds and other improvements necessary for carrying out in the blighted area the objectives of this act in accordance with the redevelopment area plan, and carrying out plans for a program of voluntary repair, rehabilitation, and conservation of real property, buildings or other improvements in accordance with the redevelopment area plan. ((m) amended June 26, 1968, P.L.263, No.125)

(n) "Redevelopment Area."--Any area, whether improved or unimproved, which a planning commission may find to be blighted because of the existence of the conditions enumerated in section two of this act so as to require redevelopment under the provisions of this act.

(o) "Redevelopment Area Plan."--A plan for the redevelopment of all or a part of a redevelopment area made by a planning commission in accordance with the provisions of section ten of this act. ((o) amended June 26, 1968, P.L.263, No.125)



- (p) "Redevelopment Contract."--A contract between an Authority and a redeveloper for the redevelopment of an area under the provisions of this act.
- (q) "Redevelopment Project" or "Project."--A project undertaken by a redeveloper under a contract with an Authority in accordance with the provisions of this act.
- (r) "Redevelopment Proposal."--A proposal, including a copy of the redevelopment area plan and supporting data submitted for approval to the governing body by an Authority, for the redevelopment of all or any part of a redevelopment area. ((r) amended May 31, 1955, P.L.107, No.33)
- (s) "Residential Housing Redevelopment Program."--The financing of the purchase, construction, rehabilitation, demolition or equipping of a residential housing project as part of the development of an area designated in the program as needing such assistance by the Authority and in accordance with the program. ((s) added Mar. 30, 1988, P.L.304, No.39)
- (t) "Residential Housing Project."--A facility within an area designated in the Residential Housing Redevelopment Program which provides residential housing. ((t) added Mar. 30, 1988, P.L.304, No.39)

#### Section 4. Formation of Authorities.--

(a) There are hereby created separate and distinct bodies corporate and politic, one for each city and one for each county of the Commonwealth, as herein defined. Each such body shall be known as the Redevelopment Authority of the city or the county, as the case may be, but shall in no way be deemed to be an instrumentality of such city or county, or engaged in the performance of a municipal function. Each such Authority shall transact no business or otherwise become operative until and unless a finding is made as hereinafter provided in this section.

(b) At any time after passage of this act the governing body of any city or county may find and declare by proper ordinance or resolution that there is need for an Authority to function within the territorial limits of said city or county, as the case may be.

(c) The governing body shall cause a certified copy of such ordinance or resolution to be filed with the Department of State and a duplicate thereof with the Department of Community Affairs; upon receipt of the said certificate the Secretary of the Commonwealth shall issue a certificate of incorporation. ((c) amended June 26, 1968, P.L.263, No.125)

(d) In any suit, action or proceeding involving or relating to the validity or enforcement of any contract or act of an Authority, a copy of the certificate of incorporation duly certified by the Department of State shall be admissible in evidence and shall be conclusive proof of the legal establishment of the Authority.

Section 4.1. Dissolution of City Authorities.--If a city authority has never issued any bonds, or incurred any other debts or contractual obligations, or has paid and has been released from and discharged of all debts and bonded, contractual and other obligations, the governing body of the city may, after three years from the date of the certificate described in subsection (c) of section 4, or earlier if a proper resolution of the authority requests the action hereinafter described, find and declare by proper resolution that its functions can be more properly carried out by a county authority and that there is no longer any need for the authority created for such city to function. In such case the governing body shall issue a certificate reciting the adoption of such resolution,



and shall cause such certificate to be filed with the Department of State and two duplicates thereof with the Department of Community Affairs. Upon such filing the city authority shall cease to function, and title to any assets held by the authority at that time shall pass to the city. A copy of the certificate described in this section shall be admissible in any suit, action or proceeding and shall be conclusive proof that the authority has ceased to be in existence.

(4.1 added Nov. 16, 1967, P.L.498, No.243)

Section 4.2. Dissolution of County Authorities.--If a county authority has never issued any bonds, or incurred any other debts or contractual obligations, or has paid and has been released from and discharged of all debts and bonded, contractual and other obligations, the governing body of the county may, after three years from the date of the certificate described in subsection (c) of section 4, or earlier if a proper resolution of the authority requests the action hereinafter described, find and declare by proper resolution that there is no longer any need for the authority created for such county to function. In such case the governing body shall issue a certificate reciting the adoption of such resolution, and shall cause such certificate to be filed with the Department of State and two duplicates thereof with the Department of Community Affairs. Upon such filing the county authority shall cease to function, and title to any assets held by the authority at that time shall pass to the county. A copy of the certificate described in this section shall be admissible in any suit, action or proceeding and shall be conclusive proof that the authority has ceased to be in existence.

(4.2 added Nov. 16, 1967, P.L.498, No.243)

Section 5. Appointment and Qualifications of Members of Authority.--Upon certification of a resolution declaring the need for an Authority to operate in a city or county, the mayor or board of county commissioners thereof, respectively, shall appoint, as members of the Authority, five citizens who, except in the case of cities of the third class, shall be residents of the city or county in which the Authority is to operate. In the case of a city of the third class, a majority of the members of the Authority shall be residents of the city, and the remainder may be nonresidents who own and operate businesses in the city in which the Authority is to operate.

(5 amended Nov. 23, 2004, P.L.943, No.137)

Section 6. Tenure and Compensation of Members of Authority.--The members who are first appointed shall serve for terms of one, two, three, four and five years, respectively, from the date of their appointment as shall be specified at the time of their appointment. Thereafter, the term of office shall be five years. A member shall hold office until his successor has been appointed. Vacancies for unexpired terms shall be promptly filled by the appointing power. A member shall receive no compensation for his services, but shall be entitled to the necessary expenses, including traveling expenses, incurred in the discharge of his duties.

Section 7. Organization of Authority.--The members of an Authority shall select from among themselves a chairman, a vice-chairman, and such other officers as the Authority may determine. An Authority may employ a secretary, an executive director, its own counsel and legal staff, and such technical experts, and such other agents and employees, permanent or temporary, as it may require, and may determine the qualifications and fix the compensation of such persons. Three members of an Authority shall constitute a quorum for its



meetings. Members of an Authority shall not be liable personally on the bonds or other obligations of the Authority, and the rights of creditors shall be solely against such Authority. An Authority may delegate to one or more of its agents or employees such of its powers as it shall deem necessary to carry out the purposes of this act, subject always to the supervision and control of the Authority.

Section 8. Interest of Members or Employees.--No member or employee of an Authority shall acquire any interest, direct or indirect, in any redevelopment project or in any property included or planned to be included in any redevelopment area, or in any area which he may have reason to believe may be certified to be a redevelopment area, nor shall he have any interest, direct or indirect, in any contract or proposed contract for materials or services to be furnished or used by an Authority, or in any contract with a redeveloper or prospective redeveloper relating, directly or indirectly, to any redevelopment project. The acquisition of any such interest in a redevelopment project or in any such property or contract shall constitute misconduct in office. If any member or employee of an Authority shall already own or control any interest, direct or indirect, in any property later included or planned to be included in any redevelopment project under the jurisdiction of the Authority, or has any such interest in any contract for material or services to be furnished or used in connection with any redevelopment project, he shall disclose the same in writing to the Authority and to the Department of Community Affairs and the local governing body, and such disclosure shall be entered in writing upon the minute books of the Authority. Failure to make such disclosure shall constitute misconduct in office.

(8 amended June 26, 1968, P.L.263, No.125)

Section 9. Powers of an Authority.--An Authority shall constitute a public body, corporate and politic, exercising public powers of the Commonwealth as an agency thereof, which powers shall include all powers necessary or appropriate to carry out and effectuate the purposes and provisions of this act, including the following powers in addition to those herein otherwise granted:

(a) To procure from the planning commission the designation of areas in need of redevelopment and its recommendations for such redevelopment;

(b) To study the recommendations of the planning commission for redevelopment of any area and to make its own additional investigations and recommendations thereon; to initiate preliminary studies of possible redevelopment areas to make and assist in implementing (1) plans for carrying out a program of voluntary repair, rehabilitation and conservation of real property, buildings and improvements, (2) plans for the enforcement of laws, codes and regulations relating to the use of land and the use and occupancy of buildings and improvements, (3) plans for the relocation of persons (including families, business concerns and others) displaced by any other Government activities related to the purposes of this act or any activities of the Authority, (4) preliminary plans outlining redevelopment activities for neighborhoods to embrace two or more redevelopment areas, and (5) preliminary surveys to determine if the undertaking and carrying out of a redevelopment project are feasible. ((b) amended June 26, 1968, P.L.263, No.125)

(c) To cooperate with any government, school district or municipality; ((c) amended June 26, 1968, P.L.263, No.125)



(d) To act as agent of the State or Federal Government or any of its instrumentalities or agencies for the public purposes set out in this act;

(e) To arrange or contract with any municipality located, in whole or in part, within the Authority's field of operation, or with the State or Federal Government for the furnishing, planning, replanning, constructing, installing, opening or closing of streets, roads, roadways, alleys, sidewalks or other places or facilities, or for the acquisition by such municipality, or State or Federal Government of property options or property rights or for the furnishing of property or services in connection with a redevelopment area;

(f) To arrange or contract with the Commonwealth, its agencies, and any municipality to the extent that it is within the scope of their respective functions--(1) to cause the services customarily provided by each of them to be rendered for the benefits of such Authority or the occupants of any redevelopment area; and (2) to provide and maintain parks, recreational centers, schools, sewerage, transportation, water and other municipal facilities adjacent to or in connection with redevelopment areas; and (3) to plan, replan, zone or rezone any part of the municipality in connection with any redevelopment proposal of the Authority;

(g) To enter upon any building or property in order to make surveys or soundings;

(h) To assemble, purchase, obtain options upon, acquire by gift, grant, bequest, devise or otherwise any real or personal property or any interest therein from any person, firm, corporation, municipality or government: Provided, That no real property, located outside of a redevelopment area, which is not necessary to the corporate purposes of the Authority nor necessary to the successful redevelopment of a redevelopment area, shall be purchased by the Authority. ((h) amended June 26, 1968, P.L.263, No.125)

(i) To acquire by eminent domain any real property, including improvements and fixtures for the public purposes set forth in this act, in the manner hereinafter provided, except real property located outside a redevelopment area; ((i) amended Dec. 1, 1959, P.L.1637, No.603)

(j) To own, hold, clear, improve and manage real property;

(k) To sell, lease or otherwise transfer any real property located outside of a redevelopment area and, subject to approval by the local governing body, any real property in a redevelopment area: Provided, That with respect to a redevelopment area the Authority finds that the sale, lease or other transfer of any part will not be prejudicial to the sale or lease of the other parts of the redevelopment area, nor be in any other way prejudicial to the realization of the redevelopment proposal approved by the governing body. ((k) amended May 27, 1957, P.L.197, No.98)

(l) To reimburse for their reasonable expenses of removal, any persons (including families, business concerns and others), who have been displaced as a result of any other Government activities related to the purposes of this act or any activities of the Authority; ((l) amended June 26, 1968, P.L.263, No.125)

(m) To insure or provide for the insurance of any property or operations of the Authority against any risks or hazards;

(n) To procure or agree to the procurement of insurance or guarantees from the State or Federal Government of the payment of any debts or parts thereof incurred by the Authority, and to pay premiums in connection therewith;



(o) To borrow from private lenders or from the State or Federal Government funds, as may be necessary, for the operation and work of the Authority;

(p) To invest any funds held in reserves or sinking funds or any funds not required for immediate disbursement, in such investments as may be lawful for executors, administrators, guardians, trustees and other fiduciaries under the laws of this Commonwealth;

(q) To sue and be sued;

(r) To adopt a seal and to alter the same at pleasure;

(s) To have perpetual succession;

(t) To make and execute contracts and other instruments necessary or convenient to the exercise of the powers of the Authority; and any contract or instrument when signed by the chairman or vice-chairman of the Authority, or by an authorized use of their facsimile signatures, and by the secretary or assistant secretary, or, treasurer or assistant treasurer of the Authority, or by an authorized use of their facsimile signatures, shall be held to have been properly executed for and on its behalf; ((t) amended June 6, 1963, P.L.79, No.54)

(u) To make and from time to time to amend and repeal by-laws, rules, regulations and resolutions;

(v) To conduct examinations and investigations and to hear testimony and take proof, under oath or affirmation, at public or private hearings, on any matter material for its information;

(w) To authorize any member or members of the Authority to conduct hearings and to administer oaths, take affidavits and issue subpoenas;

(x) To issue subpoenas requiring the attendance of witnesses and the production of books and papers pertinent to any hearing before the Authority, or before one or more members of the Authority appointed by it to conduct such hearing;

(y) To apply to any court having territorial jurisdiction of the offense to have punished for contempt any witness, who refuses to obey a subpoena, or who refuses to be sworn or affirmed, or to testify, or, who is guilty of any contempt after summons to appear;

(z) To make available to the government or municipality or any appropriate agency, board or commission, the recommendations of the Authority affecting any area in its field of operation or property therein, which it may deem likely to promote the public health, morals, safety or welfare; ((z) amended Mar. 30, 1988, P.L.304, No.39)

(aa) To make, directly or indirectly, secured or unsecured loans to any purchaser or owner of a residential housing or a commercial or an industrial project for the purpose of financing the purchase, construction, rehabilitation, demolition or equipping of a residential housing or a commercial and industrial redevelopment program; ((aa) added Mar. 30, 1988, P.L.304, No.39)

(bb) To make loans to or deposits with, at the option of the Authority, without requiring collateral security therefor, any financial institution, in order to enable that financial institution to finance the acquisition, construction, rehabilitation or equipping of a residential housing or a commercial and industrial redevelopment program. For such purposes, an Authority may make such loans as the Authority may determine; receive interest on such deposits as may be agreed to with the financial institution; purchase and hold notes or other obligations secured by mortgages, deeds of trust or security interests in residential housing, commercial or industrial projects or property used as additional security,



notwithstanding anything to the contrary elsewhere contained in this act; sell, assign, pledge or encumber any security, including mortgages or other security agreements, held by or granted to the Authority or received in connection with the financing of residential housing or commercial or industrial projects and grant to any trustee, in addition to any other rights or remedies contained therein or in any documents granting such security, such other rights and remedies as may be approved by the Authority. ((bb) added Mar. 30, 1988, P.L.304, No.39)

Section 10. Preparation and Adoption of Redevelopment Proposal.--

(a) An Authority shall prepare a redevelopment proposal for all or part of any area certified by the planning commission to be a redevelopment area and for which the planning commission has made a redevelopment area plan. ((a) amended June 26, 1968, P.L.263, No.125)

(b) The planning commission's certification of a redevelopment area shall be made in conformance with its comprehensive general plan (which may include, inter alia, a plan of major traffic arteries and terminals and a land use plan and projected population densities) for the territory under its jurisdiction or for any greater area for which the field of operation of the Authority has been extended under clause (e) of section 3 of this act. ((b) amended June 26, 1968, P.L.263, No.125)

(c) The planning commission's redevelopment area plan shall include, without being limited to, the following:

(1) The boundaries of the area, with a map showing the existing uses of the real property therein;

(2) A land use plan of the area showing proposed uses following redevelopment;

(3) Standards of population densities, land coverage and building intensities in the proposed redevelopment;

(4) A preliminary site plan of the area;

(5) A statement of the proposed changes, if any, in zoning ordinances or maps;

(6) A statement of any proposed changes in street layouts, street levels, and proposed traffic regulation, including the separation or excluding of vehicular traffic partially or totally from pedestrian traffic; ((6) amended June 26, 1968, P.L.263, No.125)

(7) A statement of the extent and effect of the rehousing of families which may be made necessary from the redevelopment area plan, and the manner in which such rehousing may be accomplished;

(8) A statement of the estimated cost of acquisition of the redevelopment area, and of all other costs necessary to prepare the area for redevelopment;

(9) A statement of such continuing controls as may be deemed necessary to effectuate the purposes of this act.

(d) In conformity with such redevelopment area plan, the Authority shall prepare a proposal for the redevelopment of all or part of such area. The Authority may, if it deems it desirable, hold public hearings prior to its final determination of the redevelopment proposal. ((d) amended May 31, 1955, P.L.107, No.33)

(e) The Authority shall submit the redevelopment proposal to the planning commission for review. The planning commission shall, within forty-five days, certify to the governing body its recommendation on the redevelopment proposal, either of



approval, rejection or modification, and in the latter event, specify the changes recommended.

(f) Upon receipt of the planning commission's recommendation, or at the expiration of forty-five days, if no recommendation is made by the planning commission, the Authority shall submit to the governing body the redevelopment proposal with the recommendation, if any, of the planning commission thereon.

(g) The governing body upon receipt of the redevelopment proposal and the recommendation, if any, of the planning commission shall hold a public hearing upon said proposal. Notice of the time, place and purpose of such hearing shall be published at least once each week for three consecutive weeks in a newspaper of general circulation in the field of operation of the Authority, the time of the hearing to be at least ten days from the last publication of notice. The notice shall describe that portion of the redevelopment area affected by the proposal by boundaries and by city block, street and house number. The redevelopment proposal with such maps, plans, contracts or other documents as form part of said proposal, together with the recommendation, if any, of the planning commission and supporting data shall be available for public inspection for at least ten days prior to the hearing.

At the hearing the governing body shall afford an opportunity to all persons or agencies interested to be heard and shall receive, make known and consider recommendations in writing with reference to the redevelopment proposal.

((g) amended May 27, 1957, P.L.197, No.98)

(h) The governing body shall approve or reject the redevelopment proposal as submitted. The governing body shall not approve a redevelopment proposal unless it is satisfied that adequate provisions will be made to rehouse displaced families, if any, without undue hardship, or if the municipality in which the project is to be located has filed its objections thereto. ((h) amended May 31, 1955, P.L.107, No.33)

(i) Upon approval by the governing body of the redevelopment proposal, as submitted by the Authority, the Authority is authorized to take such action as may be necessary to carry it out. ((i) amended May 31, 1955, P.L.107, No.33)

(j) The redevelopment proposal may contain the form of the redevelopment contract with the redeveloper selected and upon approval by the governing body of the proposal, as hereinbefore provided, the Authority is authorized to execute the said redevelopment contract. If the proposal does not contain the form of the redevelopment contract with the redeveloper selected, the Authority shall not execute a redevelopment contract with a redeveloper thereafter selected, until the said redevelopment contract shall have been approved by the governing body and found to be in substantial conformity with the proposal theretofore approved by the governing body. No additional public hearing notice or publication shall be required with respect to such approval. ((j) added May 31, 1955, P.L.107, No.33)

Section 11. Provisions of the Redevelopment Contract.--

(a) The contract between the Authority and a redeveloper shall contain, without being limited to, the following provisions:

(1) A legal description of the redevelopment area covered by the contract, and a covenant running with land to the effect that no person shall be deprived of the right to live in the redevelopment project, or to use any of the facilities therein by reason of race, creed, color or national origin, and such



other easements, or other rights as are to be reserved therein by the Authority;

(2) Plans and such other documents as may be required to show the type, material, structure and general character of the redevelopment project;

(3) A statement of the use intended for each part of the project;

(4) A guaranty of completion of the redevelopment project within specified time limits, which guaranty shall include provisions for the forfeiture of title, in such form and manner as the Authority may prescribe, in the event that the project is not completed timely;

(4-1) A requirement that every prime contract for construction, installation, alteration, repair of, or addition to, the redevelopment project, where the estimated cost shall exceed \$10,000.00, shall contain a provision obligating the prime contractor to the prompt payment of all material furnished, labor supplied or performed, rental for equipment employed, and services rendered by public utilities in or in connection with the prosecution of the work, whether or not, the said material, labor, equipment and services enter into and become component parts of the work or improvement contemplated. Such provision shall be deemed to be included for the benefit of every person, co-partnership, association or corporation, who as subcontractor, or otherwise, has furnished material, supplied or performed labor, rented equipment, or supplied services in or in connection with the prosecution of the work as aforesaid, and the inclusion thereof in any contract shall preclude the filing by any such person, co-partnership, association or corporation of any mechanics' lien claim for such material, labor or rental of equipment, and further requiring that the redeveloper shall provide to the Authority evidence of financial security for the prompt payment by the prime contractor for materials, supplies, labor, services and equipment. Such financial security shall equal 100% of the contract amount, shall be in such form as the Authority may prescribe and may include, but not be limited to, any one or a combination of the following:

(i) an appropriate bond from a surety company authorized to do business in this Commonwealth;

(ii) an irrevocable letter of credit from a Federal or Commonwealth-chartered lending institution; or

(iii) a restrictive or escrow account;

(5) A provision that the redeveloper shall be without power to sell, lease or otherwise transfer the redevelopment area, or project, or any part thereof, without the prior written consent of the Authority, until the Authority shall have certified in writing that the redevelopment project has been completed;

(5-1) For all projects in which the estimated construction costs exceed \$1,000,000.00, a requirement that the redeveloper shall provide to the Authority, and shall cause each prime contractor to provide or submit to, a project cost certification performed by one or more independent, third-party certified public accountants establishing the actual total construction costs incurred and paid by the redeveloper and each prime contractor in connection with the redevelopment project. The receipt of the construction cost certification shall be a condition for receiving a certificate of completion;

(6) The amount of the consideration to be paid by the redeveloper to the Authority;



(7) Adequate safeguards for proper maintenance of all parts of the project;

(8) Prohibition against discrimination in the use, sale or lease of any part of the project against any person because of race, color, religion or national origin;

(9) Such other continuing controls as may be deemed necessary to effectuate the purposes of this act;

(b) Any deed or lease to a redeveloper in furtherance of a redevelopment contract shall be executed in the name of the Authority, by its proper officers, and shall contain in addition to all other provisions, such provisions as the Authority may deem desirable to run with the land in order to effectuate the purposes of this act;

(c) Any lease to a redeveloper may provide that all improvements shall become the property of the Authority. The execution of such a lease shall not in itself impose upon the Authority any liability for or by reason of the financing, construction, management or operation of any redevelopment project.

(11 amended Jan. 12, 2004, P.L.1, No.1)

**Compiler's Note:** Section 4 of Act 113 of 2002, which amended section 11, provided that the amendment of section 11 shall apply to contracts entered into after the effective date of Act 113.

Section 11.1. Preparation and Provisions of a Residential Housing Redevelopment Program and Commercial and Industrial Redevelopment Program.--

(a) The Authority may develop a Residential Housing Redevelopment Program or a Commercial and Industrial Redevelopment Program for all or part of its field of operation.

(b) The Authority shall submit the redevelopment program to the planning commission for review and approval.

(c) The planning commission, within forty-five days, shall either approve, reject or modify the program as satisfying the public purpose of this act. If the planning commission takes no action within forty-five days, the program shall be deemed approved on the forty-sixth day.

(d) Upon approval by the planning commission, or at the expiration of forty-five days, if no recommendation is made by the planning commission, the Authority is authorized to take such action as may be necessary to carry out the redevelopment program.

(11.1 added Mar. 30, 1988, P.L.304, No.39)

Section 12. Eminent Domain.--Title to any property acquired by an Authority through eminent domain shall be an absolute or fee simple title, unless a lesser title shall be designated in the eminent domain proceedings. The Authority may exercise the right of eminent domain in the manner provided by law for the exercise of such right by cities or counties, as the case may be, of the same class as the city or county in which such Authority is organized to operate. If any of the real property in the redevelopment area which is to be acquired has, prior to such acquisition, been devoted to another public use, it may, nevertheless, be acquired by condemnation: Provided, That no real property belonging to a city, county or to the Commonwealth may be acquired without its consent. No real property belonging to a public utility corporation may be acquired without the approval of the Public Utility Commission.

Section 12.1. Blighted Property Removal.--

(a) Notwithstanding any other provision of this act, any Redevelopment Authority shall have the power to acquire by



purchase, gift, bequest, eminent domain or otherwise, any blighted property as defined in this section, either within or outside of a certified redevelopment area and, further, shall have the power to hold, clear, manage and/or dispose of said property for residential and related reuse and commercial or industrial reuse. This power shall be exercised in accord with the procedures set forth in this section.

(b) Such power on the part of any Redevelopment Authority shall be conditioned upon the creation or existence of a blighted property review committee by ordinance of the governing body of the municipality. The committee shall be made up of members as determined in the said ordinance, but shall include at least one member of the governing body, a representative of the Redevelopment Authority, a representative of the appropriate planning commission, and a representative to be designated by the chief executive officer or officers from the executive branch of the government of the municipality.

(c) Blighted property shall include:

(1) Any premises which because of physical condition or use is regarded as a public nuisance at common law or has been declared a public nuisance in accordance with the local housing, building, plumbing, fire and related codes.

(2) Any premises which because of physical condition, use or occupancy is considered an attractive nuisance to children, including but not limited to abandoned wells, shafts, basements, excavations, and unsafe fences or structures.

(3) Any dwelling which because it is dilapidated, unsanitary, unsafe, vermin-infested or lacking in the facilities and equipment required by the housing code of the municipality, has been designated by the department responsible for enforcement of the code as unfit for human habitation.

(4) Any structure which is a fire hazard, or is otherwise dangerous to the safety of persons or property.

(5) Any structure from which the utilities, plumbing, heating, sewerage or other facilities have been disconnected, destroyed, removed, or rendered ineffective so that the property is unfit for its intended use.

(6) Any vacant or unimproved lot or parcel of ground in a predominantly built-up-neighborhood, which by reason of neglect or lack of maintenance has become a place for accumulation of trash and debris, or a haven for rodents or other vermin.

(7) Any unoccupied property which has been tax delinquent for a period of two years prior to the effective date of this act, and those in the future having a two year tax delinquency.

(8) Any property which is vacant but not tax delinquent, which has not been rehabilitated within one year of the receipt of notice to rehabilitate from the appropriate code enforcement agency.

(9) Any abandoned property. A property shall be considered abandoned if:

(i) it is a vacant or unimproved lot or parcel of ground on which a municipal lien for the cost of demolition of any structure located on the property remains unpaid for a period of six months;

(ii) it is a vacant property or vacant or unimproved lot or parcel of ground on which the total of municipal liens on the property for tax or any other type of claim of the municipality are in excess of 150% of the fair market value of the property as established by the Board of Revisions of Taxes or other body with legal authority to determine the taxable value of the property; or



(iii) the property has been declared abandoned by the owner, including an estate that is in possession of the property.

(d) Residential and related use shall include residential property for sale or rental and related uses, including, but not limited to, park and recreation areas, neighborhood community service, and neighborhood parking lots.

(e) The blighted property review committee and the appropriate planning commission, upon making a determination that any property is blighted within the terms of this section, must certify said blighted property to the Redevelopment Authority, except that:

(1) No property shall be certified to the Redevelopment Authority unless it is vacant. A property shall be considered vacant if:

(i) the property is unoccupied or its occupancy has not been authorized by the owner of the property;

(ii) in the case of an unimproved lot or parcel of ground, a lien for the cost of demolition of any structure located on the property remains unpaid for a period of six months; or

(iii) in the case of an unimproved lot or parcel of ground, the property has remained in violation of any provision of local building, property maintenance or related codes applicable to such lots or parcels, including licensing requirements, for a period of six months.

(2) No property shall be certified to the Redevelopment Authority unless the owner of the property or an agent designated by him for receipt of service of notices within the municipality has been served with notice of the determination that the property is blighted, together with an appropriate order to eliminate the conditions causing the blight and notification that failure to do so may render the property subject to condemnation under this act. The notice shall be served upon the owner or his agent in accord with the provisions of a local ordinance pertaining to service of notice of determination of a public nuisance. The owner or his agent shall have the right of appeal from the determination in the same manner as an appeal from the determination of public nuisance.

(3) No blighted property shall be certified to the Redevelopment Authority until the time period for appeal has expired and no appeal has been taken, or, if taken, the appeal has been disposed of, and the owner or his agent has failed to comply with the order of the responsible department or other officer or agency.

(f) Acquisition and disposition of blighted property under this section shall not require preparation, adoption or approval of a redevelopment area plan or redevelopment proposal as set forth in section 10, but at least thirty days prior to acquisition of any property under this section, the Redevelopment Authority shall transmit identification of the property to the planning commission of the municipality and shall request a recommendation as to the appropriate reuse of the property. The Redevelopment Authority shall not acquire the property where the planning commission certifies that disposition for residential or related use would not be in accord with the comprehensive plan of the municipality.

(g) Power of eminent domain shall be exercised pursuant to a resolution of the Redevelopment Authority and the procedure set forth in the act of June 22, 1964 (Sp.Sess., P.L.84, No.6), known as the "Eminent Domain Code," as amended.

(h) Property disposed of within a redevelopment area shall be disposed of under a redevelopment contract in accordance with the provisions of this act.



Property disposed of outside an urban renewal project area shall be disposed of by deed in accordance with the provisions set forth in applicable law.

(12.1 amended Oct. 2, 2002, P.L.796, No.113)

Section 13. Bonds of an Authority.--An Authority shall have power to issue bonds for any of its corporate purposes, the principal and interest of which are payable from its revenues generally. Any of such bonds may be secured by a pledge of any revenues, including grants or contributions from the Federal or State Government, or any agency, and instrumentality thereof, or by a mortgage of any property of the Authority.

The bonds issued by an Authority are hereby declared to have all the qualities of negotiable instruments under the law merchant and the negotiable instruments law of the Commonwealth of Pennsylvania.

The bonds of an Authority created under the provisions of this act and the income therefrom shall at all times be free from taxation for State or local purposes under any law of this Commonwealth.

Neither the members of an Authority nor any person executing the bonds shall be liable personally on any such bonds by reason of the issuance thereof. Such bonds or other obligations of an Authority shall not be a debt of any municipality or of the Commonwealth, and shall so state on their face, nor shall any municipality or the Commonwealth nor any revenues or any property of any municipality or of the Commonwealth be liable therefor.

Section 13.1. Term Bonds.--(13.1 repealed Mar. 30, 1988, P.L.304, No.39)

Section 14. Form and Sale of Bonds.--The bonds of an Authority shall be authorized by its resolution; shall be issued in one or more series; and shall bear such date, mature at such time, and bear interest at such rate as shall be determined by the Authority as necessary to issue and sell such bonds, payable semi-annually, be in such denominations, be in such form, either coupon or registered, be executed in such manner, be payable in such medium of payment, at such place, and be subject to such terms of redemption and carry such registration privileges as may be provided in such resolution, or in any trust, indenture or mortgage properly made in pursuance thereof.

The bonds of an Authority may be sold at public or private sale at not less than par and accrued interest. In case any of the officers of an Authority whose signatures appear on any bonds or coupons shall cease to be officers before the delivery of such bonds their signatures shall, nevertheless, be valid and sufficient for all purposes, the same as if such officers had remained in office until such delivery.

The Authority shall have the power out of any funds available therefor to purchase any bonds issued by it at a price not more than the par value thereof plus accrued interest. All bonds so purchased shall be cancelled. This paragraph shall not apply to the redemption of bonds.

Any bond reciting in substance that it has been issued by an Authority to accomplish the public purposes of this act shall be conclusively deemed in any suit, action or proceeding involving the validity or enforceability of such bond or security therefor to have been issued for such purpose.

(14 amended Mar. 30, 1988, P.L.304, No.39)

Section 15. Provisions of Bonds, Trust, Indentures and Mortgages.--In connection with the issuance of bonds or the incurring of obligations under leases, and in order to secure



the payment of such bonds or obligations, an Authority in addition to its other powers shall have power:

(a) To pledge all or any part of its gross or net revenues to which its right then exists or may thereafter come into existence;

(b) To mortgage all or any part of its real or personal property then owned or thereafter acquired;

(c) To covenant against pledging all or any part of its revenues, or, against mortgaging all or any part of its real or personal property to which its right or title exists or may thereafter come into existence, or against permitting or suffering any lien on such revenues or property to covenant with respect to limitations on its right to sell, lease or otherwise dispose of any of its real property, and to covenant as to what other or additional debts or obligations may be incurred by it;

(d) To covenant as to the bonds to be issued and as to the issuance of such bonds, in escrow, or otherwise, and as to the use and disposition of the proceeds thereof, to provide for the replacement of lost, destroyed or mutilated bonds, to covenant against extending the time for the payment of its bonds or interest thereon, and to redeem the bonds, and to covenant for their redemption, and to provide the terms and conditions thereof;

(e) To covenant, subject to the limitations contained in this act, as to the amount of revenues to be raised each year, or other period of time, as well as to the use and disposition to be made thereof, to create or to authorize the creation of special funds for debt, service or other purposes, and to covenant as to the use and disposition of the moneys held in such funds;

(f) To prescribe the procedure, if any, by which the terms of any contract with bondholders may be amended or abrogated, the amount of bonds, the holders of which must consent thereto, and the manner in which such consent may be given;

(g) To covenant as to the use of any or all of its real or personal property, to warrant its title, and to covenant as to the maintenance of its real and personal property, the replacement thereof, the insurance to be carried thereon, and the use and disposition of insurance moneys;

(h) To covenant as to the rights, liabilities, powers and duties arising upon the breach by it of any covenant, condition or obligation, and to covenant and prescribe, in the event of default, as to terms and conditions upon which any or all of its bonds or obligations shall become or may be declared due before maturity, and as to the terms and conditions upon which such declaration and its consequences may be waived;

(i) To vest in a trustee, or the holders of bonds, or any proportion of them, the right to enforce the payment of the bonds or any covenants securing or relating to the bonds, to vest in a trustee the right, in the event of a default by the Authority, to take possession and use, operate and manage any real property and to collect the rents and revenues arising therefrom and to dispose of such moneys in accordance with the agreement of the Authority with said trustee, to provide for the powers and duties of a trustee and to limit liabilities thereof, and, to provide the terms and conditions upon which the trustee or the holders of bonds or any proportion of them may enforce any covenant or rights securing or relating to the bonds;

(j) To exercise all or any part or combination of the powers herein granted, to make covenants other than and in addition



to the covenants herein expressly authorized, to make such covenants and to do any and all such acts and things as may be necessary or convenient or desirable in order to secure its bonds, or in the absolute discretion of the Authority, as will tend to accomplish the purposes of this act, by making the bonds more marketable notwithstanding that such covenants, acts or things may not be enumerated herein.

Section 16. Remedies of an Obligee of Authority.--An obligee of an Authority shall have the right, in addition to all other rights which may be conferred on such obligee, subject only to any contractual restrictions binding upon such obligee:

(a) By mandamus, suit, action or proceeding at law or in equity to compel the Authority and the members, officers, agents or employees thereof to perform each and every term, provision and covenant contained in any contract of the Authority with or for the benefit of such obligee, and to require the carrying out of any or all such covenants and agreements of the Authority, and the fulfillment of all duties imposed upon the Authority by this act;

(b) By proceeding in equity to obtain an injunction against any acts or things which may be unlawful, or the violation of any of the rights of such obligee of the Authority.

Section 17. Additional Remedies Conferable by Authority.--An Authority shall have power by its resolution, trust, indenture, mortgage, lease or other contract to confer upon any obligees holding or representing a specified percentage in bonds, or holding a lease, the right, in addition to all rights that may otherwise be conferred, upon the happening of an event of default as defined in such resolution or instrument, by suit, action or proceeding in any court of competent jurisdiction.--

(a) To obtain the appointment of a receiver of any real property of the Authority and of the rents and profits therefrom. If such receiver be appointed, he may enter and take possession of such real property, operate the same and collect and receive all revenues or other income thereafter arising therefrom, and shall keep such moneys in a separate account and apply the same in accordance with the obligations of the Authority as the court shall direct;

(b) To require the Authority, and the members thereof, to account as if it and they were the trustees of an express trust.

Section 18. Aid from Government.--In addition to the powers conferred upon an Authority by other provisions of this act, an Authority is empowered to borrow money or accept grants or other financial assistance from the Government, for or in aid of any of its operations. It is the purpose and intent of this act to authorize every Authority to do any and all things necessary or desirable to secure the financial aid or cooperation of the Government in any of its operations.

(18 amended June 26, 1968, P.L.263, No.125)

Section 19. Records and Reports.--

(a) The books and records of an Authority shall at all times be open and subject to inspection by the Department of Community Affairs;

(b) An Authority may file with the Department of Community Affairs such information and reports as it may from time to time deem desirable, and shall file with them;

(1) A copy of all by-laws and rules and regulations and amendments thereto, adopted by it, from time to time.

(2) Copies of all redevelopment proposals and redevelopment contracts, as well as of any changes, which may be made therein.

(3) At least once each year a report of its activities for the preceding year, and such other reports as said department may require. Copies of such reports shall be filed with the mayor and governing body of the city or with the county board of commissioners, as the case may be.

(19 amended June 26, 1968, P.L.263, No.125)

Section 19.1. Notice to Displaced Persons.--

(a) A redevelopment authority in a city of the first class intending to alter or demolish property in furtherance of authority projects or programs shall give timely notice to all occupants required by such alteration or demolition to vacate the property.

(b) Notice shall be given at the earliest practicable time prior to the dislocation of persons affected, but no later than 30 days prior to the commencement of the alteration or demolition of the property.

(c) The form of notice shall include, but not be limited to, posters or other graphic materials of sufficient size and design as will reasonably draw attention and which will reasonably inform the occupants of the property of the impending alteration or demolition and the date by which the occupants must vacate the property. Posters or other graphic materials shall be posted on and about the property in sufficient numbers as to reasonably draw the attention of all occupants of the property.

(d) This section shall not be construed to relieve any authority of any duty to occupants of property as provided by law or regulation, including, but not limited to, the relocation assistance provisions of the act of June 22, 1964 (Sp.Sess., P.L.84, No.6), known as the "Eminent Domain Code," and regulations promulgated thereunder.

(19.1 added Apr. 18, 1978, P.L.39, No.21)

Section 19.2. Statute of Limitations.--Notwithstanding the provisions of 42 Pa.C.S. § 5526(4) (relating to five year limitation) or any other provision of law to the contrary, a proceeding to challenge just compensation or other damages if a redevelopment authority has exercised powers of condemnation pursuant to this act and made payment in accordance with section 407(a) or (b) of the act of June 22, 1964 (Sp.Sess., P.L.84, No.6), known as the "Eminent Domain Code," is subject to a one-year statute of limitations.

(19.2 added Oct. 2, 2002, P.L.796, No.113)

Section 20. Effective Date.--This act shall become effective immediately upon final enactment.



R E S O L U T I O N

WHEREAS, there exist in various cities, boroughs and townships of the County of Allegheny, areas which have become blighted because of the unsafe, unsanitary, inadequate or overcrowded conditions of the dwellings therein, or because of inadequate planning of the area, or excessive land coverage by the buildings thereon, or the lack of proper light and air and open space, or because of the defective design and arrangement of the buildings thereon, or faulty street or lot layout, or economically or socially undesirable land uses, and

WHEREAS, such conditions or a combination of some or all of them have and will continue to result in making such areas economic or social liabilities, harmful to the social and economic well-being of the entire communities in which they exist, depreciating values therein, reducing tax revenues, and thereby depreciating further the general community-wide values, and

WHEREAS, the regulatory processes of government are inadequate in dealing with the conditions above described and cannot be effectively dealt with by private enterprise under existing law without the aid of the powers granted to a redevelopment authority, and such conditions exist chiefly in areas which are so subdivided into small parcels and in divided ownerships that their assembly for purposes of clearance, replanning and redevelopment is difficult and impossible without the effective public power of eminent domain, and

WHEREAS, the acquisition and sound replanning and redevelopment of such areas in accordance with sound and approved plans for their redevelopment will promote the public health, safety, convenience and welfare of Allegheny County.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Allegheny County that there is need for a redevelopment authority to function within the territorial limits of the County of Allegheny under the provisions of the Urban Redevelopment Law of the Commonwealth of Pennsylvania (Act of May 24, 1945, P. L. 991) and it is hereby directed that a certified copy of this resolution shall be filed with the Department of State of the Commonwealth of Pennsylvania, and duplicates thereof shall be filed with the State Board of Housing and the State Planning Board of the Commonwealth of Pennsylvania.

BE IT FURTHER RESOLVED that upon receipt of the certificate of incorporation issued by the Department of State of the Commonwealth of Pennsylvania, said redevelopment authority shall be known as the "Redevelopment Authority of Allegheny County".



C E R T I F I C A T E

I, MURRAY W. SNYDER, Chief Clerk for the Board of County Commissioners of the County of Allegheny, hereby certify that the foregoing resolution was duly adopted at a regular meeting of said Board of County Commissioners held Tuesday, January 31, 1950, and appears in Minute Book Volume 3/ , page

WITNESS my hand and seal this 31st day of January,

1950.



*M. W. Snyder*

Chief Clerk  
Board of County Commissioners of  
Allegheny County

Approved and filed in the Department of State on the 14th day of February A. D. 1950.

*James Smith*

Acting Secretary of the Commonwealth

MES.



DEPARTMENT OF STATE

TO ALL TO WHOM THESE PRESENTS SHALL COME, GREETING:

WHEREAS, In and by the provisions of Urban Redevelopment Law, Act No. 385, approved the twenty-fourth day of May, Anno Domini one thousand nine hundred and forty-five, Pamphlet Laws 991, the Department of State is authorized and required to issue a

CERTIFICATE OF INCORPORATION

evidencing the incorporation of a redevelopment authority under the provisions of said Act.

AND WHEREAS, The stipulations and conditions of said Act have been fully complied with by the Governing Body of the County of Allegheny, by the passage of a proper Ordinance finding and declaring that there is a need for a Redevelopment Authority.

THEREFORE, KNOW YE, That subject to the Constitution of this Commonwealth, and under the authority of Act No. 385, approved the twenty-fourth day of May, Anno Domini one thousand nine hundred and forty-five, P. L. 991, I DO BY THESE PRESENTS, which I have caused to be sealed with the Great Seal of the Commonwealth, declare and certify the creation, erection and incorporation of

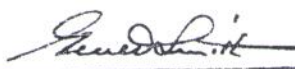
REDEVELOPMENT AUTHORITY OF ALLEGHENY COUNTY

into a body politic and corporate in deed and in law by the name hereinbefore specified, now to become operative with authority to transact business.

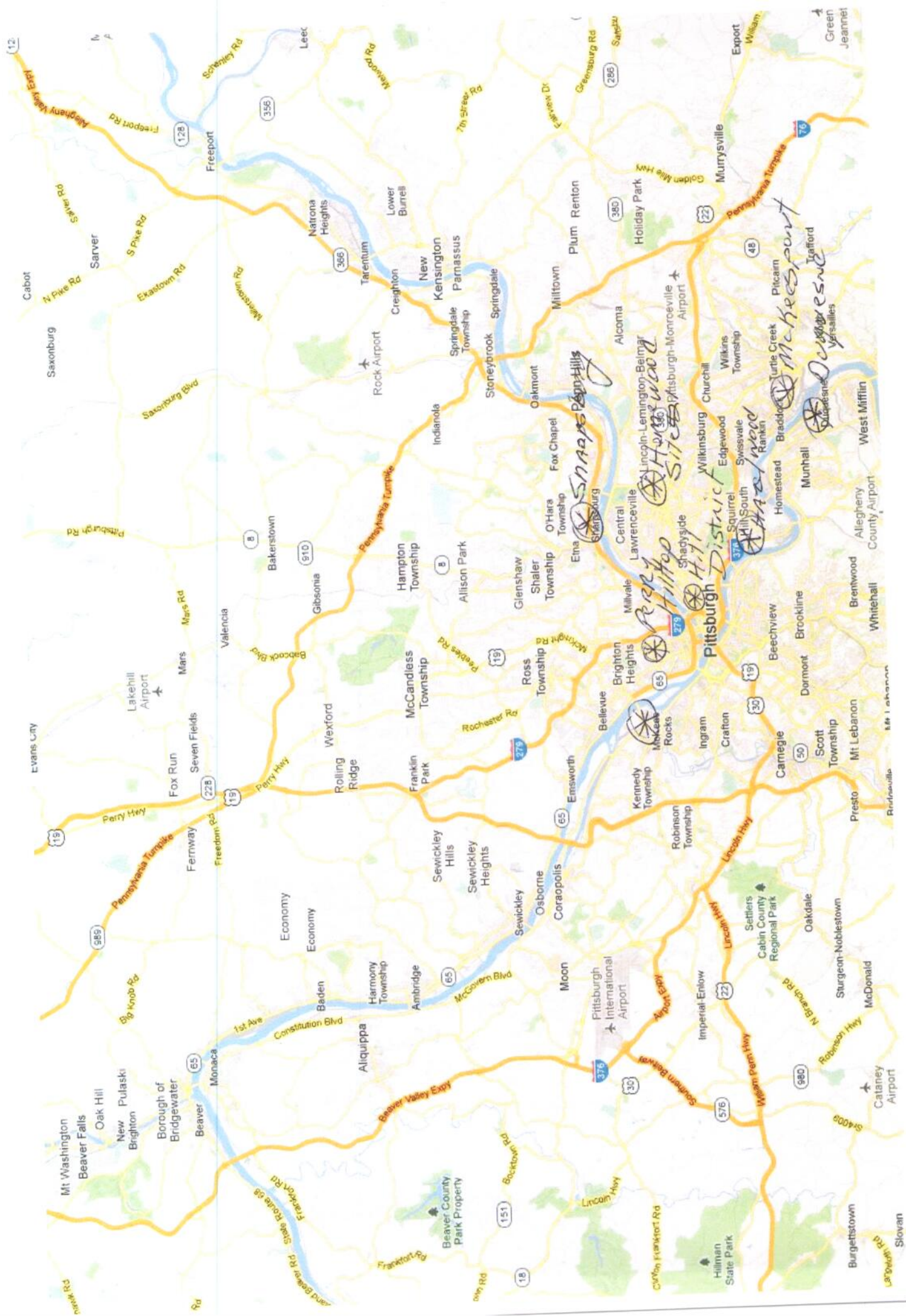
Such corporation shall have and enjoy and shall be subject to all the powers, duties, requirements, and restrictions, specified and enjoined in and by the above Act of Assembly and all other applicable laws of this Commonwealth.

GIVEN under my Hand and the Great Seal of the Commonwealth, at the City of Harrisburg, this 14th day of February, in the year of our Lord one thousand nine hundred and fifty, and of the Commonwealth the one hundred and seventy-fourth.



  
Acting Secretary of the Commonwealth





## Application for Federal Assistance SF-424

\* 1. Type of Submission:

- ☐ Preapplication  
☒ Application  
☐ Changed/Corrected Application

\* 2. Type of Application:

- ☒ New  
☐ Continuation  
☐ Revision

\* If Revision, select appropriate letter(s):

\* Other (Specify):

\* 3. Date Received:

01/30/2019

4. Applicant Identifier:

North Side Industrial Developm

5a. Federal Entity Identifier:

25-1452789

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

Pennsylvania

### 8. APPLICANT INFORMATION:

\* a. Legal Name:

North Side Industrial Development Company

\* b. Employer/Taxpayer Identification Number (EIN/TIN):

25-1452789

\* c. Organizational DUNS:

0896717700000

d. Address:

\* Street1:

700 River Avenue

Street2:

Suite 531

\* City:

Pittsburgh

County/Parish:

Allegheny

\* State:

PA: Pennsylvania

Province:

\* Country:

USA: UNITED STATES

\* Zip / Postal Code:

15212-5915

e. Organizational Unit:

Department Name:

Operation

Division Name:

Brownfield

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Mr.

\* First Name:

Juan

Middle Name:

\* Last Name:

Garrett

Suffix:

Title:

Executive Director

Organizational Affiliation:

Riverside Center for Innovation

\* Telephone Number:

4123223523

Fax Number:

\* Email:

jjg@riversidecenterforinnovation.com



## Application for Federal Assistance SF-424

### \* 9. Type of Applicant 1: Select Applicant Type:

M: Nonprofit with 501C3 IRS Status (Other than Institution of Higher Education)

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

### \* 10. Name of Federal Agency:

Environmental Protection Agency

### 11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

### \* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-18-06

\* Title:

FY19 GUIDELINES FOR BROWNFIELDS ASSESSMENT GRANTS

### 13. Competition Identification Number:

Title:

### 14. Areas Affected by Project (Cities, Counties, States, etc.):

1237-targeted area 2019.pdf

Add Attachment

Delete Attachment

View Attachment

### \* 15. Descriptive Title of Applicant's Project:

Community Assessment Grant and Reuse Planning

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

**Application for Federal Assistance SF-424****16. Congressional Districts Of:**

\* a. Applicant 14th

\* b. Program/Project 14th

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

**17. Proposed Project:**

\* a. Start Date: 07/01/2019

\* b. End Date: 09/30/2022

**18. Estimated Funding (\$):**

* a. Federal	600,000.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	600,000.00

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

**21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ \*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

**Authorized Representative:**

Prefix: Mr. \* First Name: Juan

Middle Name:

\* Last Name: Garrett

Suffix:

\* Title: Executive Director

\* Telephone Number: 4123223523 Fax Number: 4123223513

\* Email: jg@riversidecenterforinnovation.com

\* Signature of Authorized Representative: Juan Garrett

\* Date Signed: 01/30/2019